

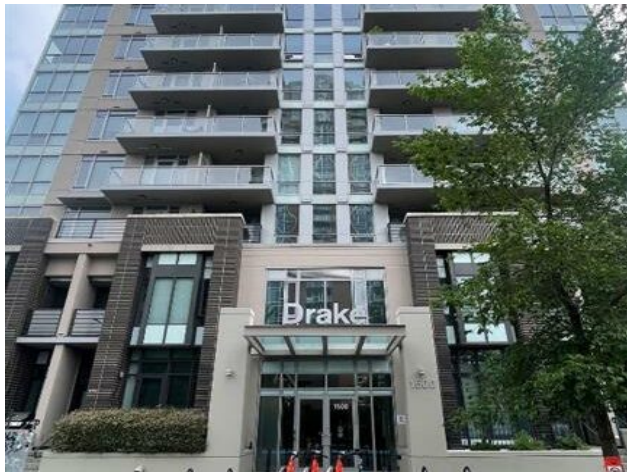


GRASSROOTS
REALTY GROUP

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**605, 1500 7 Street SW
Calgary, Alberta**

MLS # A2231228



\$310,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	482 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

Investors or First Time Buyers! This is the prefect Executive one bedroom condo located on the 6th Floor in a West facing unit, bright sunlight from the floor to ceiling window and surrounded by expanding views. It has an open concept floor plan with an upgraded kitchen, Granite countertops, full height contemporary cabinets, stainless steel appliances wide plank laminate floors, 9' Ceilings and ensuite laundry. Enjoy walking home from work to this Stylish condo close to all the Shops and Restaurants, to relax and watch the sun go down on your west facing balcony. This condo unit can be pet friendly with up to 2 pets with board approval and maximum weight of 25 kg (55 lbs) each. It also comes with 1-underground Titled Parking stall and 1-Titled Storage locker. This home can come fully furnished for ask Realtor for details.