



GRASSROOTS
REALTY GROUP

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1313 7 Street SW
Calgary, Alberta

MLS # A2238747



\$524,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,584 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	None, Unfinished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Garage shelving		

This large corner unit just shy of 1,600 sq ft is optimally located on a quiet street in the heart of Beltline. With a Walk Score of 98/100, FRESH paint, NEW carpet, 9 FT Ceilings, & 3 WEST FACING balconies, this is just the start of your living experience. The main living area atop hardwood floors boasts a large functional kitchen with stainless steel appliances, large island, eating area, 18 foot wide balcony perfect for BBQ'ing plus a large living room all FLOODED WITH NATURAL LIGHT. Your master retreat (also with a WEST balcony) is the entire top floor. A 2nd large bedroom, bonus room, laundry, additional storage + a Secure/Attached Garage round out this offering. Green spaces nearby include Lougheed House, Tompkins Park and the Connaught Off Leash Dog Park. Go to the pictures for a fuller experience of what this property offers. Large townhouses at this price point rarely com on the market so … ACT NOW to book a showing with your favorite Realtor.