



GRASSROOTS
REALTY GROUP

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1506, 1500 7 Street SW
Calgary, Alberta

MLS # A2244852



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	456 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Stone Counters		

Inclusions: None

Perfectly situated a block from 17th Avenue, providing instant access to all of the best restaurants, pubs, cocktail bars + coffee shops in the city. Here we have a stylish one bed + one bath condo with underground parking sitting 150 feet up in the air looking out to the sparkling downtown skyline. Inside you will find an open concept floor plan, artistic feature wall, entertainment niche, dark wood flooring + large windows. The fashionable kitchen shines with granite counters, stainless steel appliances, dark cabinetry + tile backsplash. Your chance to entertain friends while enjoying the million dollar views! Loads of great smart storage options throughout the space and also comes with in-suite laundry plus an underground parking stall. Boasting a perfect Walkscore of 100, there is little convincing needed that this prime + central location is at the heartbeat of our city. A nice option for a first time buyer or a very solid investment for the rental portfolio.