



**GRASSROOTS**  
REALTY GROUP

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502, 1500 7 Street SW  
Calgary, Alberta

MLS # A2245952



**\$339,900**

|           |                                                      |        |                   |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | Beltline                                             |        |                   |
| Type:     | Residential/High Rise (5+ stories)                   |        |                   |
| Style:    | Apartment-Single Level Unit                          |        |                   |
| Size:     | 562 sq.ft.                                           | Age:   | 2013 (12 yrs old) |
| Beds:     | 1                                                    | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -                                                    |        |                   |
| Lot Feat: | -                                                    |        |                   |

|             |                                                                                                                                      |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                                            | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate                                                                                                               | Sewer:     | -      |
| Roof:       | -                                                                                                                                    | Condo Fee: | \$ 461 |
| Basement:   | -                                                                                                                                    | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco                                                                                                              | Zoning:    | DC     |
| Foundation: | -                                                                                                                                    | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |            |        |
| Inclusions: | None                                                                                                                                 |            |        |

Bright one bedroom plus den corner unit with lovely southern city vistas! The open plan presents laminate flooring & floor to ceiling windows, showcasing a spacious living/dining area & kitchen that's tastefully finished with sleek dark granite counter tops, eating bar, plenty of storage & stainless steel appliances. The bedroom features a walk-in closet & the 4 piece bath has a relaxing deep soaker tub. A den/office provides the perfect space for a home office setup. Other notable features include central A/C, in-suite laundry, private south facing balcony, one titled underground parking stall & a titled storage locker. The central location can't be beat, walking distance to vibrant 17th Avenue & 4th Street restaurants & cafes shopping, public transit & downtown. Immediate possession is available!