



GRASSROOTS
REALTY GROUP

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108, 1500 7 Street SW
Calgary, Alberta

MLS # A2246825



\$475,000

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	938 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Guest, Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Level, Low Maintenance Landscape		

Heating:	Boiler	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 799
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Glass	Zoning:	DC
Foundation:	None	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: none

This beautifully redesigned two-storey walk-up townhouse is nestled just off Calgary's iconic 17th Avenue in the heart of the Beltline. With its private entrance, this rare gem offers the perfect blend of urban energy and modern serenity, all under \$500,000 and \$75,000 below the City assessment. Fully gutted and professionally renovated Spring 2024, every inch of this home was reimagined with elevated design and premium finishes. Soaring 11-foot ceilings and oversized floor-to-ceiling windows flood the space with natural light, complemented by new sheer silhouette blinds, wide plank brushed oak hardwood floors, and designer lighting throughout. The main floor boasts an open-concept layout ideal for entertaining, with a sleek chef's kitchen featuring top-of-the-line Bosch appliances, quartz countertops, open shelving, and soft-close cabinetry with timeless Emtek hardware. Step outside to your private front patio facing a quiet, tree-lined street, perfect for BBQs and morning coffee. A powder room and walk-in pantry/storage with custom shelving add thoughtful functionality. Upstairs, you'll find a flexible den/lounge area, a generous primary suite with balcony, and a stunning spa-inspired ensuite with Riobel fixtures, freestanding soaker tub, and separate glass shower. In-suite laundry (Bosch), titled underground parking, and a secure storage locker complete the package. This pet-friendly building offers unbeatable walkability to Calgary's best cafés, bars, and restaurants including Lulu Bar, UNA Pizza, Porch, Analog, Made by Marcus, and more. Immediate possession available, your inner-city lifestyle upgrade awaits. Don't forget to check the video link to get the full viewing experience and book your in person appointment today!