



GRASSROOTS
REALTY GROUP

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401, 1730 7 Street SW
Calgary, Alberta

MLS # A2253202



\$234,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	1967 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features		

Inclusions: NA

Welcome to this stylish and thoughtfully designed, top-floor 1-bedroom, 1-bathroom condo in the heart of Lower Mount Royal offers unbeatable location and charm just steps from 17th Avenue. Featuring custom woodwork throughout, including built-in bookshelves and a unique revolving media center that allows for a 60" TV viewable from both the living room and bedroom, this open-concept suite is filled with character and function. The bright west-facing layout includes oversized patio doors leading to a large balcony—perfect for entertaining with great views, sunshine, and space for a BBQ and patio set. The kitchen boasts a granite breakfast bar, ample cabinetry, a built-in wine rack, and tile flooring, while in-suite laundry adds everyday convenience. With assigned parking, extra storage, and stunning curb appeal in a well-maintained building, this condo is ideal for first-time buyers, professionals, or investors looking to enjoy one of Calgary's most desirable inner-city neighborhoods.