



GRASSROOTS
REALTY GROUP

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1401, 1500 7 Street SW
Calgary, Alberta

MLS # A2255798



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: NA

Welcome to The Drake! This stunning 1 bedroom + den, corner unit boasts incredible city and mountain views from floor-to-ceiling windows and two balconies—including an expansive, private, south-facing balcony. With floor-to-ceiling windows, soaring 9' ceilings, and an open-concept design, the space feels bright, modern, and perfect for entertaining. The upgraded kitchen features granite countertops, full-height contemporary cabinetry, stainless steel appliances, and wide-plank laminate flooring throughout the living space. The den provides an ideal office, reading nook or flex space, while the primary suite enjoys access to the 2nd private balcony with amazing city views. With in-suite laundry, and a secure dust-free storage locker, every convenience is covered. Enjoy the convenience of titled underground parking located directly across from the elevator for easy access. This quiet, pet-friendly concrete building (allowing up to two pets max weight of 25kg/55lbs each with board approval) and is LEED-certified. With condo fees that include heat and water, you'll enjoy convenience and value while living steps from the vibrant 17th Ave shopping district—home to some of Calgary's best restaurants, cafés, and boutiques. Don't miss this opportunity to experience maintenance-free, urban living in the heart of the city. Book your private showing today!