



**GRASSROOTS**  
REALTY GROUP

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701, 1500 7 Street SW  
Calgary, Alberta

MLS # A2257499



**\$275,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 413 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                |            |        |
|-------------|----------------|------------|--------|
| Heating:    | Forced Air     | Water:     | -      |
| Floors:     | Laminate       | Sewer:     | -      |
| Roof:       | -              | Condo Fee: | \$ 352 |
| Basement:   | -              | LLD:       | -      |
| Exterior:   | Concrete       | Zoning:    | DC     |
| Foundation: | -              | Utilities: | -      |
| Features:   | Ceiling Fan(s) |            |        |

**Inclusions:** mirror on door, additional shelving in closet

Live in the heart of the Beltline! This stylish studio unit at the Drake is located in one of Calgary's most vibrant micro-locations, just steps from 17th Avenue's nightlife, boutique shops and trendy restaurants. With everything within walking distance, you may never need a car—however this unit still includes a titled parking stall and storage locker for your convenience! Floor-to-ceiling windows flood the space with natural light, making the open layout feel bright and airy. The sleek kitchen features quartz countertops, stainless steel appliances, and a dedicated dining area, while the living space easily accommodates a cozy lounge and TV setup. A spacious sleeping area with double closets adds functionality, and the four-piece bathroom offers granite countertops, modern finishes, and a tub/shower combo. Additional conveniences include in-suite laundry. Step outside to your private balcony and take in sweeping views of downtown and 17th Avenue—a perfect spot to relax, soak in the city lights, or catch the fireworks. Whether you're a first-time buyer, savvy investor, or simply want to live in the heart of the action, this Beltline home is a standout opportunity.