



GRASSROOTS
REALTY GROUP

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444, 1435 7 Avenue NW
Calgary, Alberta

MLS # A2259541



\$225,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 651 sq.ft. | Age: | 1970 (55 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Radiant | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 395 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Mixed | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Perched on the 4th floor with incredible, unobstructed views of the downtown Calgary skyline (besides a few trees), this fantastic one-bedroom condo is a must-see. Prepare to be impressed by the abundant natural light flooding the unit through wall-to-wall, south-facing windows. The bright atmosphere enhances the spacious layout, which includes a great kitchen, a dedicated dining nook, and a large living room featuring patio doors leading directly to your south-facing private balcony. Enjoy morning coffee or evening cocktails with the city as your backdrop, overlooking a peaceful green space just behind the building. This is one of the few units in this desirable, 18+ adult living complex to offer the ultimate convenience of in-suite laundry. The large bedroom provides a comfortable retreat, complemented by a full 4-piece main bathroom. The location is unbeatable: you're just down the hill from SAIT, surrounded by parks and shopping, and have quick, easy access straight to downtown. Whether you are a student, a first-time buyer looking for a vibrant location, or an investor seeking a high-demand rental, this unit is a brilliant opportunity. Don't miss your chance to secure a view and a lifestyle that few other condos can offer!