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## 1218 7 Street SW Calgary, Alberta

MLS # A2263013



\$349,900

Beltline Division: Residential/Five Plus Type: Style: 2 Storey Size: 973 sq.ft. Age: 1940 (85 yrs old) **Beds:** Baths: Garage: Stall, Unassigned Lot Size: Lot Feat: Back Lane, Landscaped, Street Lighting

**Heating:** Water: Baseboard, Natural Gas Floors: Sewer: Hardwood, Tile **Condo Fee:** Roof: \$ 694 Tar/Gravel **Basement:** LLD: None **Exterior:** Zoning: CC-MH Stucco, Wood Frame Foundation: **Poured Concrete Utilities:** 

Features: Bookcases, Breakfast Bar, Open Floorplan, Skylight(s)

Inclusions: NA

\*\* O P E N \*\* H O U S E \*\* SAT. OCTOBER 11, FROM 2PM - 3:30PM \*\* Welcome to this stylish 2-bedroom, 1-bathroom gem in the heart of Calgary's vibrant Beltline district! Offering 973 sq ft of character-rich living space, this unique home features a cool retro industrial vibe with exposed brick accents in the kitchen — perfect for design lovers who appreciate bold, timeless aesthetics. Enjoy an unbeatable downtown lifestyle, just steps from restaurants, shopping, nightlife, and public transit. This walkable location is a dream for urban dwellers! Includes assigned outdoor parking stall (#6). Don't miss your chance to own a piece of one of Calgary's most dynamic neighborhoods! Urban Flats has had some updating with windows and building was painted.