



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1218 7 Street SW**  
**Calgary, Alberta**

**MLS # A2263013**



**\$349,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Open Floorplan, Skylight(s)		

**Inclusions:** NA

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 &mdash; 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.