



**GRASSROOTS**  
REALTY GROUP

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401, 1730 7 Street SW  
Calgary, Alberta

MLS # A2266440



**\$214,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 573 sq.ft.                         | <b>Age:</b>   | 1967 (58 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall           |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                              |                   |        |
|--------------------|------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                   | <b>Condo Fee:</b> | \$ 691 |
| <b>Basement:</b>   | -                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco      | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bookcases, Built-in Features |                   |        |

**Inclusions:** NA

Welcome to this stylish and thoughtfully designed, top-floor 1-bedroom, 1-bathroom condo in the heart of Lower Mount Royal offers unbeatable location and charm just steps from 17th Avenue. Featuring custom woodwork throughout, including built-in bookshelves and a unique revolving media center that allows for a 60" TV viewable from both the living room and bedroom, this open-concept suite is filled with character and function. The bright west-facing layout includes oversized patio doors leading to a large balcony—perfect for entertaining with great views, sunshine, and space for a BBQ and patio set. The kitchen boasts a granite breakfast bar, ample cabinetry, a built-in wine rack, and tile flooring, while in-suite laundry adds everyday convenience. With assigned parking, extra storage, and stunning curb appeal in a well-maintained building, this condo is ideal for first-time buyers, professionals, or investors looking to enjoy one of Calgary's most desirable inner-city neighborhoods.