



GRASSROOTS
REALTY GROUP

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

438, 1421 7 Avenue NW
Calgary, Alberta

MLS # A2271213



\$205,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	635 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 404
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Not Paid For, Heating
Features:	Laminate Counters, No Smoking Home, See Remarks, Storage		

Inclusions: na

LOCATION, LOCATION, LOCATION + Parking Stall. Welcome to this charming 1-bedroom, 1-bath condo nestled in the heart of Hillhurst, a prime location perfect for both investors and first-time home buyers. Affordability with fantastic unobstructed views from the 4th floor. 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 private balcony. This extremely well-maintained condo is conveniently located near Riley Park, Hillhurst Community Center, Downtown, SAIT, Alberta University of Arts, CT train, schools, parks, movie theatre, restaurants, library, paths and recreation center are all WITHIN WALKING DISTANCE. Whether you're looking to make a wise investment or find a cozy first home, this condo in Hillhurst offers the perfect blend of convenience, comfort, and style. Don't miss out on the opportunity to own a piece of this thriving and sought-after neighborhood. Come and experience the vibrant lifestyle and endless possibilities this delightful condo has to offer. Schedule a viewing today and envision yourself living the urban dream!