



GRASSROOTS
REALTY GROUP

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1506, 1500 7 Street SW
Calgary, Alberta

MLS # A2274166



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	456 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Stone Counters		

Inclusions: None

It's a CHRISTMAS MIRACLE: A million dollar view AND underground parking at Drake for under \$260K! Sitting 150 feet up in the air looking out to the sparkling downtown skyline, you will feel right at home in this contemporary condo. Perfectly situated a block from 17th Avenue, providing instant access to all of the best restaurants, pubs, cocktail bars + coffee shops Calgary has to offer. Step inside to find an open concept floor plan, art feature wall, wood flooring + large windows. The fashionable kitchen shines with granite counters, stainless steel appliances, dark cabinetry + tile backsplash. Loads of great smart storage options throughout the space and also comes with in-suite laundry plus that coveted underground parking stall. Boasting a rare perfect Walkscore of 100, there is little convincing needed that this prime + central location is at the heartbeat of our city. Whether you're stepping into homeownership or strengthening your rental strategy, this condo delivers big value for a small cost.