

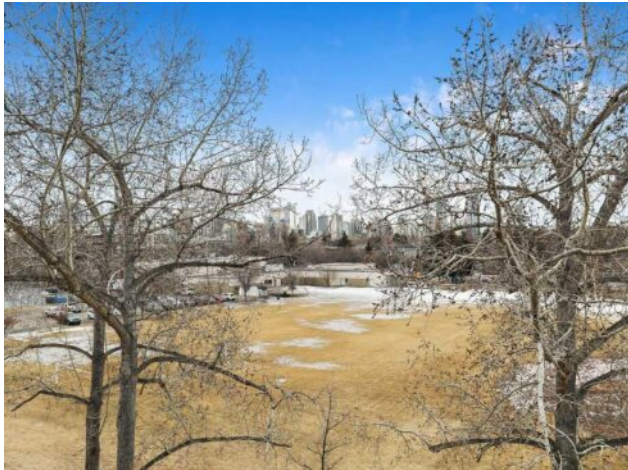


GRASSROOTS
REALTY GROUP

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434, 1421 7 Avenue NW
Calgary, Alberta

MLS # A2282922



\$240,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: NA

Welcome to your new home in the heart of Hillhurst! Nestled in one of Calgary's most vibrant inner-city communities, this stylish 1-bedroom, 1-bath condo offers the perfect blend of modern living and unbeatable urban convenience. This 645 sq. ft. residence features durable and attractive vinyl plank flooring throughout, and a bright, open-concept layout highlighted by massive windows that flood the space with natural light. The updated kitchen showcases newer cabinetry with ample storage, beautiful stone countertops, and a functional design ideal for both everyday living and entertaining. Enjoy a top-floor location overlooking Riley Park, complete with stunning downtown city views—a true million-dollar view without the price tag. The fully renovated 4-piece bathroom features a deep soaker tub, striking tile work, and a large vanity offering excellent storage. Located just steps from Kensington's shops, restaurants, and cafes, walking distance to the CTrain, and only minutes from SAIT (5 minutes) and the University of Calgary (10 minutes), this well-managed complex is ideal for first-time buyers, professionals, or investors looking to enter the rental market. Whether you're seeking a vibrant urban lifestyle or a smart investment in a prime inner-city location, this Hillhurst condo delivers on location, views, and value.