

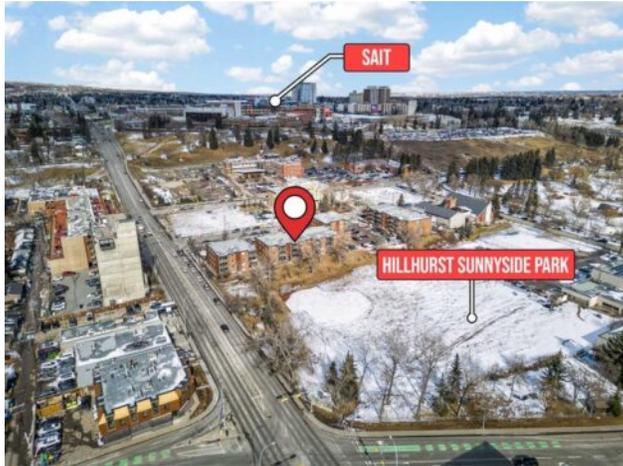


GRASSROOTS
REALTY GROUP

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

233, 1421 7 Avenue NW
Calgary, Alberta

MLS # A2286787



\$229,500

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	627 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Not Paid For, Heating
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: two bar stools

Welcome to this rare south facing condo in the heart of Hillhurst. Just six steps up bring you to this bright second floor unit, where your balcony opens onto peaceful green space — a gentle, quiet outlook that’s hard to find this close to the core. You’re perfectly positioned for easy access to downtown, SAIT, Kensington, and the river pathways, all while enjoying a calmer inner city experience. Inside, the unit offers an open living room space by a galley kitchen with granite countertops, newer appliances, and rich dark grained vinyl flooring that adds warmth and character throughout. The building is well managed, supported by a healthy reserve fund and low condo fees, giving you confidence and comfort in your day to day living. If this sounds like the kind of place you’d love to come home to, book your showing and see how inviting it feels in person. Check out the virtual tour as well.