



133, 1421 7 Avenue NW
Calgary, Alberta

MLS # A2292260



\$182,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this bright and well-maintained starter apartment or investment opportunity ideally located in the desirable community of Hillhurst, just steps from the vibrant heart of Kensington. Enjoy incredible access to some of Calgary's best amenities including boutique shops, restaurants, cafes, the CTrain, SAIT, the Jubilee Auditorium, Riley Park, and a quick commute to downtown, with the University of Calgary only about 10 minutes away. Large south-facing windows fill the home with natural light and showcase an impressive downtown view, creating a warm and inviting atmosphere throughout. The spacious bedroom offers a generous closet and the unit also features additional in-suite storage for added convenience. Notable improvements include fresh paint throughout, carpet, light fixtures/receptacles, and dishwasher(2025). Laundry is conveniently located just steps down the hall, and the unit includes an assigned parking stall. Situated in a concrete quiet +18 building within a well-managed complex, this home is ideal for first-time buyers, young professionals, or investors looking to enter the rental market and secure exceptional value in a prime inner-city location.