



**603, 1500 7 Street SW
Calgary, Alberta**

MLS # A2294544



\$435,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 764 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Concrete | Condo Fee: | \$ 635 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Located in Calgary's hottest district, the heart of the 17th Ave entertainment district. This stunning 2 Bedroom, 2 full Bathroom, SW facing corner unit provides the ultimate lifestyle in the modern Drake building. Easily walk on 17th Ave to 4th Street, explore all of your favorite restaurants, cafe's and shopping boutiques while leave your car in the underground parking. This sleek open concept condo features granite countertops, stainless steel appliances, large kitchen island, NEW LVP floors and a large open balcony with grass to take in the mountain and city views. The Primary bedroom is spacious with 2 closets and a 4-piece ensuite. In-suite laundry, and a titled storage locker on 2nd level adds to the convenience of daily living. Ideal for professionals, investors and Western Canada Senior High School family.