



**1406, 1500 7 Street SW  
Calgary, Alberta**

**MLS # A2132685**



**\$299,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	456 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

This condo sounds like a dream for urban living! Its location in the heart of Beltline, within walking distance of the downtown core, Stephen Ave, and 17th Ave's vibrant scene, offers convenience and excitement. Plus, the stunning downtown view adds a touch of luxury. The open-concept layout is perfect for maximizing space and creating a modern, comfortable atmosphere. With stainless steel appliances, granite countertops, and in-suite laundry, it seems like this unit is equipped with all the necessary amenities for contemporary living. And let's not forget the titled underground parking stall, which is a huge bonus in an area where parking can often be a challenge. Overall, this condo seems like an ideal choice for young professionals or couples looking to immerse themselves in the dynamic energy of urban life while enjoying the comforts of a stylish, well-equipped home.