



215, 1411 7 Avenue NW  
Calgary, Alberta

MLS # A2141334



**\$255,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	T2N 0Z3
<b>Foundation:</b>	Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Blinds

Welcome to this beautiful 2-bedroom condo in the desirable community of Hillhurst. This condo is within walking distance to downtown, SAIT, the University of Calgary, Riley Park, Foothills Hospital, North Hill Mall, and Kensington. It's also close to the Bow River walkways and bike trails. Inside, you'll find a spacious living room, dining room, and kitchen. The primary bedroom features a double closet, and there's a good-sized second bedroom and a 4-piece bathroom. Extra large storage closet in suite. Enjoy plenty of natural light from the large windows and a generous balcony. There is a parking stall to park your car. This apartment ensures a quite living environment 18+ , while still being close to all the amenities and conveniences of city life. This well-managed condo has undergone several renovations, including a new roof and a refinished balcony. Don't miss out on the opportunity to own this charming condo in a quiet and convenient location.