



704, 1411 7 Street SW
Calgary, Alberta

MLS # A2149118



\$314,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	766 sq.ft.	Age:	1964 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 559
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Stone Counters, Storage

Inclusions: Furniture is negotiable

Public Remarks: Spacious and stylish 2 bedroom unit with an expansive balcony! This sensational home has a ton of beautifully designed space and is the perfect sanctuary for enjoying a maintenance-free, urban lifestyle. Ideally located mere moments from vibrant 17th Avenue with nightlife, dining, pubs, diverse shops and much more right at your doorstep. Then come home to your calming oasis! Immediately be impressed by the neutral colour pallet, gleaming hardwood floors and open floor plan that is perfectly centred around floor-to-ceiling windows showcasing city and downtown views. Culinary adventures are inspired in the modern kitchen boasting stone countertops, loads of cabinets, a funky backsplash and a centre island with seating for casual gatherings. The living room is crisp and airy with clear sightlines throughout leading to unobstructed conversations. French doors off the dining room lead to the large balcony encouraging peaceful morning coffees, evening beverages and weekend barbecues with the city lights as the breathtaking backdrop. Elegant lighting in the primary bedroom creates a relaxing owner's retreat. A second bedroom with wonderful built-ins is perfect for guests, roommates or a home office. Stylishly updated, the bathroom boasts stone countertops, trendy black and gold finishes, full-height subway tile and a low-flush toilet. Adding to your comfort and convenience are in-suite laundry, a seperate storage locker and an assigned parking stall. This well-run building is pet-friendly (upon board approval), has bike storage and is phenomenally located within walking distance to Safeway, beautiful parks, cafes, restaurants, shops and transit. Just a quick bike ride to the river, downtown and beyond!