



144, 1435 7 Avenue NW
Calgary, Alberta

MLS # A2150656



\$210,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	622 sq.ft.	Age:	1970 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 380
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this charming 1-bedroom, 1-bath condo nestled in the heart of Hillhurst, a prime location perfect for both investors and first-time home buyers. With its strategic proximity to educational institutions like SAIT and UofC, this condo offers an excellent opportunity for students and faculty alike. Situated just 5 minutes away from SAIT and a short 10-minute drive to the University of Calgary, this condo provides easy commuting options for students and professionals. Additionally, its ideal location puts it mere minutes away from the vibrant and trendy Kensington area, known for its eclectic mix of shopping boutiques, eateries, cafes, and entertainment venues, creating a lively and dynamic atmosphere for residents to enjoy. The low-rise building offers a hassle-free and low-maintenance living experience, allowing you to focus on the things that matter most to you. Its strategic placement ensures quick access to all major streets, making commuting a breeze and connecting you effortlessly to the rest of the city. Whether you're looking to make a wise investment or find a cozy first home, this condo in Hillhurst offers the perfect blend of convenience, comfort, and style. Don't miss out on the opportunity to own a piece of this thriving and sought-after neighborhood. Come and experience the vibrant lifestyle and endless possibilities this delightful condo has to offer. Schedule a viewing today and envision yourself living the urban dream!