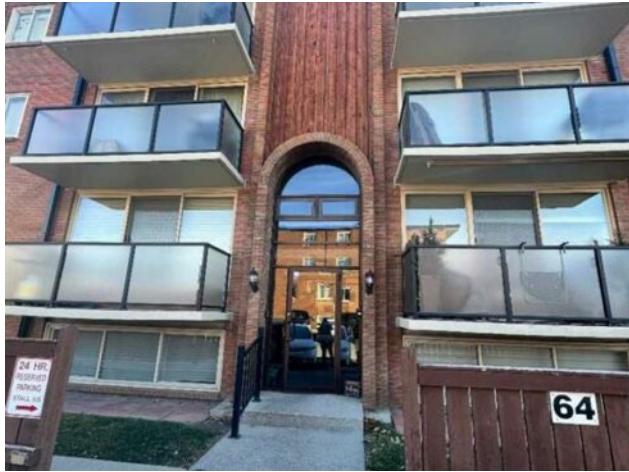




115, 1411 7 Avenue NW  
Calgary, Alberta

MLS # A2177657



**\$248,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillhurst                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 814 sq.ft.                         | <b>Age:</b>   | 1970 (54 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                      |                   |        |
|--------------------|--------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                    | <b>Condo Fee:</b> | \$ 514 |
| <b>Basement:</b>   | -                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame                    | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Laminate Counters |                   |        |

**Inclusions:** None

LOCATION, LOCATION, great LOCATION + Parking Stall. This beautiful CORNER END UNIT located in the desirable community of Hillhurst comes with 2 great sized bedrooms and 1 large bathroom with extended vanity and mirror. Stepping inside the spacious entry way you'll find a functional open floor plan featuring a large living room with access to the dining room and the kitchen area. Laundry is conveniently located just down the hall. Riley Park, Hillhurst Community center, Downtown ,SAIT , Alberta University of the Arts, CT train , schools, parks, movie theatre, restaurants, library, paths and recreation centre are all WITHIN WALKING DISTANCE. Come and see for yourself what makes this incredible home so special! This is an adult (18+) only building.