



THE
A-TEAM

**RE/MAX
FIRST**

1500 7 Street #1506, Calgary T2R 0R8

MLS® #: **A2099537**

Area: **Beltline**

Listing Date: **03/21/24**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **456**
Low Sqft:
Ttl Sqft: **456**

DOM

59

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	3`10" x 17`10"	Living Room	Main	9`10" x 17`10"
Bedroom	Main	7`7" x 9`8"	4pc Bathroom	Main	7`4" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$381

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:	1313100	Remarks
Pub Rmks:	<p>"You used to call me on my cell phone - late night when you need this view!" Welcome to Calgary's Drake - perfectly situated a block from 17th Avenue, providing instant access to all of the best restaurants, pubs, cocktail bars + coffee shops in the city. Here we have a stylish one bed + one bath condo sitting 150 feet up in the air looking out to the sparkling downtown skyline. Inside you will find an open concept floor plan, feature wall, entertainment niche, dark wood flooring + large windows. The fashionable kitchen shines with granite counters, stainless steel appliances, dark cabinetry + tile backsplash. Your chance to entertain friends while enjoying the million dollar views! Loads of great smart storage options throughout the space and also comes with an underground parking stall. Boasting a perfect Walkscore of 100, there is little convincing needed that this prime + central location is at the heartbeat of our city. A nice option for a first time buyer or solid investment for the rental portfolio.</p>	
Inclusions:	None	
Property Listed By:	CIR REALTY	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









