



THE
A-TEAM

**RE/MAX
FIRST**

1500 7 Street #705, Calgary T2R 1A7

MLS® #: **A2119857**

Area: **Beltline**

Listing Date: **04/05/24**

List Price: **\$325,000**

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: **477**
Low Sqft:
Ttl Sqft: **477**

DOM

44

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Metal Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Open Floorplan, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`7" x 8`4"	Living Room	Main	14`0" x 13`3"
Laundry	Main	2`5" x 2`2"	Balcony	Main	7`10" x 7`9"
Bedroom	Main	9`1" x 8`6"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:

Zoning:
DC

Legal Desc:	1313100	Monthly	Remarks
Pub Rmks:	Welcome to the Drake! Not only is this a Bronze LEED certified building, this location has almost every amenity within walking distance that you could ask for. The condo has a great layout with floor to ceiling windows, new wide plank laminate flooring, 9 foot ceilings, granite counter tops in the kitchen with eat-up island, and a beautiful 4 piece bathroom with stacked washer and dryer. The west facing balcony has plenty of room for a bbq and eating area. This apartment features TITLED storage, TITLED underground parking and is in the heart of the Beltline, steps away from some of the most popular restaurants, bars, shops and useful amenities Calgary has to offer. To name a few, analog coffee, The Porch, bubble tea places, black sheep, shoppers drugmart, good life fitness, Canadian tire are all a minute walking distance away		
Inclusions:	NA		
Property Listed By:	Real Broker		

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





