



THE
A-TEAM

**RE/MAX
FIRST**

1500 7 Street #1502, Calgary T2R 1A7

MLS® #: **A2120034**

Area: **Beltline**

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

List Price: **\$320,000**

Status: **Pending**

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: **435**
Low Sqft:
Ttl Sqft: **435**

DOM

45

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete, See Remarks, Stone**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Window Coverings**
Int Feat: **Breakfast Bar, Elevator, High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 11`2"	Eat in Kitchen	Main	8`3" x 7`3"
4pc Bathroom	Main	10`1" x 5`0"	Bedroom - Primary	Main	12`4" x 9`9"
Laundry	Main	3`6" x 2`3"	Entrance	Main	7`9" x 4`3"

Legal/Tax/Financial

Condo Fee:
\$434

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:	1313100	Monthly	Remarks
Pub Rmks:	<p>Here is your chance to live in the Drake tower in the heart of Calgary's beltline entertainment district only 2 blocks from trendy 17th Ave. Bright and sunny south facing unit with floor to ceiling windows offer stunning views from the 15th floor. Open floorplan with 9 foot ceilings and espresso laminate floors. Stainless steel appliance, granite countertops and flat panel cabinetry. Good size bedroom with 2 closets and a large 4 piece bathroom with laundry. Underground parking stall (#107)with storage locker (#36) This building caters to the young working professional who enjoys the nightlife that Calgary has to offer. This building is also Pet friendly. Call today!</p>		
Inclusions:	none		
Property Listed By:	Greater Property Group		

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





