



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1500 7 Street #405, Calgary T2R 1V9**

MLS® #: **A2123875**

Area: **Beltline**

Listing Date: **04/17/24**

List Price: **\$330,000**

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: **493**  
Low Sqft:  
Ttl Sqft: **493**

DOM

**32**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Views**

**Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard, Hot Water, Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick, Concrete, Metal Siding**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat:

**Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`2" x 8`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`5" x 2`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 8`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 8`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`6" x 5`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`9" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$394**

**Fee Simple**

**DC**

Fee Freq:

**Monthly**

Legal Desc:

**1313100**

Remarks

Pub Rmks:

**Fantastic 1 bedroom, 1 bathroom modern unit in an outstanding inner-city location in the midst of Calgary's premier entertainment district! Leave your vehicle parked in the heated parkade while you explore the nightlife, award-winning restaurants, lively pubs, diverse shops and more right out the building's door! Take the elevator directly to your door and be awe-stricken by the endless natural light, city views, grand 9' ceilings and sophisticated, yet comfortable design. The bright and open floor plan is advantageously situated to take full advantage floor to floor-to-ceiling walls of windows. Culinary adventures are inspired in the sleek, gourmet kitchen boasting quartz countertops, stainless steel appliances, a plethora of full-height cabinets, a large breakfast bar peninsula island and clear sightlines, promoting engaging conversations. The living room is perfectly centered around the windows for infinite views as is the dining room with plenty of room for entertaining. Host summer barbeques on the adjacent balcony with the city lights as the backdrop before an evening out on the town. The spectacular views continue into the primary oasis with convenient cheater access to the 4-piece bathroom. Brand new flooring creating a seamless modern look. Adding to your comfort and security is in-suite laundry, titled underground parking and a titled storage locker. The Drake is a quiet concrete building with LEED Certification, a modern aesthetic and an unbeatable location enabling you to enjoy a stress-free, maintenance-free urban lifestyle.**

Inclusions:

**N/A**

Property Listed By:

**Top Producer Realty and Property Management**

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











