

**1500 7 Street #1303, Calgary T2R 1A7**

MLS®#: **A2159898** Area: **Beltline** Listing Date: **08/22/24** List Price: **\$465,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **763**  
 Low Sqft:  
 Ttl Sqft: **763**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 12`3"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`3" x 16`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`4" x 9`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$604** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

**Monthly**

Legal Desc: **1313100**

Remarks

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Pub Rmks: **Discover the epitome of urban living with this stunning 2-bedroom, 2-full-bathroom corner unit in the highly coveted, LEED-certified Drake building. Perfectly positioned in the vibrant 17th Ave entertainment district, this SW-facing gem offers unparalleled access to an array of restaurants, cafes, and boutique shops—leaving your car comfortably parked in its titled underground stall. Step into modern elegance with an open-concept design that features sleek granite countertops, stainless steel appliances, and a large kitchen island. The multi-dimensional tile backsplash and laminate wood floors add a touch of sophistication to this stylish condo. Enjoy breathtaking mountain and city views from your expansive balcony on the 13th floor, while soaking in the sunshine. The master bedroom boasts ample space, generous closet storage, and a luxurious 4-piece ensuite. Additional conveniences include in-suite laundry and a titled storage locker located downstairs. This property is ideal for professionals and investors alike, offering both comfort and a prime location. Don't miss your chance to experience this exceptional lifestyle!**

Inclusions: **NA**  
Property Listed By: **RE/MAX iRealty Innovations**

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