



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1500 7 Street #1702, Calgary T2R 1A7**

MLS® #: **A2173765**      Area: **Beltline**      Listing Date: **10/20/24**      List Price: **\$699,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Finished Floor Area  
 Abv Sqft: **906**  
 Low Sqft:  
 Ttl Sqft: **906**

DOM

**62**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Penthouse**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Other**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 14`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`9" x 2`3"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 8`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 9`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`5" x 4`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>23`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`2" x 6`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$709**

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

Zoning:  
**DC**

Legal Desc: **1313100**

Remarks

Pub Rmks: **Experience the pinnacle of luxury downtown living in this fabulous penthouse offering stunning Rocky Mountain views, two balconies, titled underground parking and separate storage locker. This expansive two bedroom, 2 full bathroom unit has a sleek modern design with an open floor plan and large windows allowing for sun-filled rooms all day long thanks to the floor to ceiling windows and south-west exposures. Relax in the comfortable living room featuring expansive 180 degree views of the south and west and entertain guests in the formal dining room. The gourmet contemporary chefs kitchen has full height cabinetry, high end stainless steel appliance package including gas cooktop, Bosch stove and dishwasher and Fisher & Paykel refrigerator. You'll love the outdoor spaces and with two balconies (one off the living room and one off the primary), there will be no shortage of fresh air. The primary also has access to a walk in closet and 5pc ensuite bathroom with dual vanities, soaker tub and separate shower. The additional bedroom on the opposite side of the unit is spacious and perfect for guests or as a private office/den. Completing the unit is a 3pc bathroom and in-suite laundry. Located just off 17th Avenue in the heart of the city's culinary and design district - the Beltline, the Drake's LEED certified and innovative design caters to the young working professional who desire immediate access to the city's trendiest restaurants, lounges, cafés and boutiques. Within walking distance to the city's financial core, the Drake's location promotes car-free living, yet with titled parking in the heated underground parkade included with this unit, you'll have the freedom to access all of Calgary. Not only does the concrete building offer quiet living uncommon to the downtown, but the additional storage unit allows for piece of mind and security and enjoy the pleasures of being at the top floor ~ no footsteps to be heard above you! Be sure to catch a glimpse of Alexander Caldwell's 'Four Part Curve' as you enter the building - a symbol of the ever-evolving culture of Calgary and its Beltline community in its dynamic but simple design.**

Inclusions: **NA**  
Property Listed By: **Charles**

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









