



THE A-TEAM

RE/MAX FIRST

1500 7 Street #606, Calgary T2R1A7

MLS® #: A2174922 Area: Beltline Listing: 10/24/24 List Price: \$458,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2011
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 779
Low Sqft:
Ttl Sqft: 779

DOM
11
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Parkade

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Concrete, Stucco
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom - Primary, 4pc Ensuite bath, Kitchen, and Dining Room.

Legal/Tax/Financial

Condo Fee: \$650 Title: Fee Simple Zoning: DC

Fee Freq:
Monthly

Legal Desc: **1313100**

Remarks

Pub Rmks: **This stunning 2-bedroom, 2-bathroom condo offers 779 sqft of smartly designed living space, located on the 6th floor of a modern 17-story building in the heart of downtown Calgary. West-facing, this unit welcomes abundant natural light, perfect for enjoying stunning sunsets over the skyline. Step into an inviting, open-concept layout featuring sleek modern finishes throughout. The kitchen boasts high-end stainless steel appliances, elegant cabinetry, and beautiful granite countertops. The integrated layout flows seamlessly into the dining and living area, making it ideal for both entertaining and day-to-day living. Multiple large windows bathe the space in light and provide breathtaking city views. Both bedrooms are generously sized, and the master bedroom features a corner window design that offers panoramic views. Enjoy the convenience of in-suite laundry, with a tucked-away space that blends functionality with design. The private balcony off the living area provides a serene escape where you can sip your morning coffee while taking in the city's energy below. Lifestyle & Location: Living in this condo places you steps away from the vibrancy of 17th Avenue, where you'll find an array of trendy restaurants, boutique shops, cafes, and entertainment. Experience the best of Calgary's nightlife and culture, all within walking distance. Whether you're working from home in a sun-filled, inspiring space or heading out for a night on the town, this condo offers the perfect balance of urban convenience and relaxation. It's more than just a place to live—it's a lifestyle defined by easy access to Calgary's downtown core, chic design, and modern amenities. If you're looking for an urban oasis that blends modern style with unbeatable location, this west-facing condo is the perfect fit**

Inclusions: **Contact listing agent**
Property Listed By: **eXp Realty**

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







