



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1500 7 Street #506, Calgary T2R 1A7**

MLS® #: **A2178476**      Area: **Beltline**      Listing **11/10/24**      List Price: **\$447,500**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$7k, 13-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2011**

Finished Floor Area  
 Abv Sqft: **807**  
 Low Sqft:  
 Ttl Sqft: **807**

DOM

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`2" x 4`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 16`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 13`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`2"</b>

Legal/Tax/Financial

Condo Fee: **\$623**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 1313100

Remarks

Pub Rmks: **Great opportunity in this 2 bedroom, 2 bathroom 5th floor CORNER UNIT in The Drake! Featuring beautiful sunset panoramic views throughout. This bright unit offers an open floor plan. The modern kitchen has upgraded Fulgor stainless steel appliances including an induction cooktop, built-in convection oven, granite counters, a stool bar, plus plenty of counter space. Wide plank laminate flooring through the main living area. Stunning views from the living room/dining room with a bonus storage closet. The primary suite offers his and hers double closets plus a 4-pce ensuite with a soaker tub/shower combo. The second bedroom has floor to ceiling windows on two sides with great views of the city skyline. A 3-pce bath has a large walk-in shower. Convenient in-suite laundry. This unit is very quiet inside with spectacular sunset and skyline views from the West-facing balcony and a protected heritage building across the street. Excellent location just steps to 17th Avenue and a short walk to the core. Titled underground parking.**

Inclusions: none  
Property Listed By: Rhinorealty

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













