

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

MLS®#: **A2179149** Area: **Beltline** Listing Date: **11/14/24** List Price: **\$455,000**  
 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: **763**  
 Low Sqft:  
 Ttl Sqft: **763**

DOM  
**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

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

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: **\$603** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 1313100

Remarks

Pub Rmks: **Urban living at its finest in this exquisite 2-bedroom, 2-full-bathroom corner unit located in the highly sought-after, LEED-certified Drake building. With expansive floor-to-ceiling windows and large south-facing windows, this home is flooded with natural light, creating a bright and inviting atmosphere throughout. Situated in the heart of Calgary's vibrant 17th Ave entertainment district, this southwest-facing gem offers the perfect balance of convenience and tranquility. Step outside and find yourself just moments away from a wide array of restaurants, cafes, and boutique shops, all while leaving your car comfortably parked in its titled underground stall. The expansive balcony, perched on the 13th floor, provides stunning mountain and city views, making it the perfect spot to relax or entertain guests. The master suite is a true retreat, offering plenty of space, ample closet storage, and a luxurious 4-piece ensuite. Additional features include in-suite laundry, a titled storage locker downstairs, and a welcoming second bedroom and full bathroom for guests or a home office. Inside, you'll find a thoughtfully designed, open-concept layout that's perfect for modern living. The sleek kitchen features stunning granite countertops, stainless steel appliances, and a generous island, ideal for entertaining or casual dining. The multi-dimensional tile backsplash and laminate wood floors add an extra layer of sophistication to the space. Perfect for professionals, investors, or anyone seeking a blend of style, comfort, and prime location, this condo offers an exceptional opportunity to live in one of Calgary's most desirable buildings. Don't miss your chance to experience this remarkable lifestyle—schedule a viewing today! 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**

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







