



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1500 7 Street #1505, Calgary T2R 1A7**

MLS® #: **A2182094**      Area: **Beltline**      Listing Date: **12/04/24**      List Price: **\$415,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **631**  
 Low Sqft:  
 Ttl Sqft: **631**

DOM

**17**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Chandelier,Granite Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 11`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`9" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 10`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 9`7"</b>

Legal/Tax/Financial

Condo Fee: **\$512**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 1313100

Remarks

Pub Rmks: **Meet Brooklyn - Rare 2 Titled Parking Stalls | Panoramic Downtown & Mountain Views | Meticulously Maintained. Perched on the 15th floor, this perfectly maintained condo offers breathtaking West and North-facing views of the Rocky Mountains and the sparkling lights of downtown Calgary. Floor-to-ceiling windows flood the space with natural light, creating an airy and inviting atmosphere that highlights the home's pristine condition. The kitchen, featuring granite countertops, an eating bar, and stainless steel appliances, seamlessly flows into the dining area—perfect for entertaining or setting up a home office. The spacious living room provides a relaxing space to unwind, complete with a balcony to soak in the vibrant energy of the city from above. The primary bedroom is a serene retreat with stunning skyline views, while the functional cheater ensuite adds a thoughtful touch to the layout. This unit includes TWO TITLED PARKING STALLS on P1, IDEALLY LOCATED, and a secure titled storage locker on the MAIN FLOOR for added convenience. Located just off 17 Ave SW, this is one of Calgary's most desirable condos. You'll be steps away from GoodLife Fitness, grocery stores, top-rated restaurants, cozy coffee shops, and trendy boutiques. A rare gem that combines luxury, functionality, and unbeatable views—urban living doesn't get better than this.**

Inclusions:  
Property Listed By: **Kitchen Shelves, Towel Rack (bathroom)  
Renzo Real Estate Inc.**

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













