



THE A-TEAM

RE/MAX FIRST

1500 7 Street #805, Calgary T2R 1A7

MLS#: A2183794 Area: Beltline Listing: 12/18/24 List Price: \$325,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2013
Finished Floor Area: 493
Low Sqft: 493
Ttl Sqft: 493

DOM

45
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Heated Garage,Secured,Titled,Underground

Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony,BBQ gas line,Storage
Construction: Brick,Concrete
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Closet Organizers,Elevator,High Ceilings,Kitchen Island,Quartz Counters,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, and Kitchen With Eating Area.

Legal/Tax/Financial

Condo Fee: \$394 Title: Fee Simple Fee Freq: Monthly Zoning: DC

Legal Desc:

1313100

Remarks

Pub Rmks:

**Wanted! Perfect spot to call home...Found! ~ MODERN condo in one of the city's BEST Neighborhoods, this one has your name on it—whether you're a young professional ready to make your mark in homeownership or an Investor seeking an in-demand rental, this is the one. Located steps from the vibrant 17th AVENUE, you're surrounded by the best in Shopping, Dining, and Nightlife, making it easy to live, work, and play. Keep your vehicle safe and warm in the TITLED & HEATED UNDERGROUND PARKING stall, and avoid a cluttered living space thanks to a TITLED STORAGE unit. Elevators take you to this contemporary unit on the 8th floor. From inside, enjoy lots of Natural Lighting with floor-to-ceiling windows plus a spacious balcony for your morning coffee or evening wind-down. Open kitchen is perfect for your culinary experiments, and the smart layout includes plenty of storage and even IN-SUITE Laundry. Enjoy BRAND NEW sleek wood laminate flooring, Carpets and Freshly Painted walls. Pet lovers, you're in luck—this building is pet-friendly, so your furry friends are welcome too. Whether you're investing in your future or seeking the ideal base for your Calgary lifestyle, this condo offers unbeatable value and location. Don't wait—schedule a showing today and make this your next best move!**

Inclusions:

**\* All furniture is Negotiable**

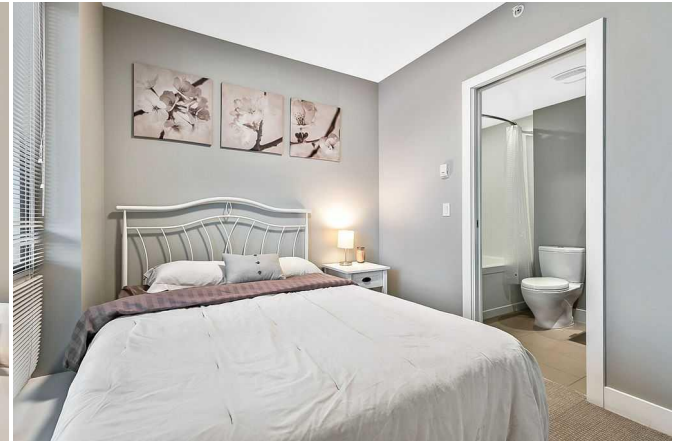
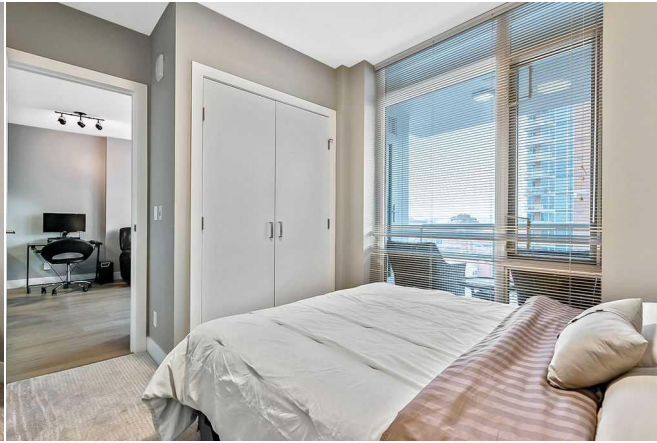
Property Listed By:

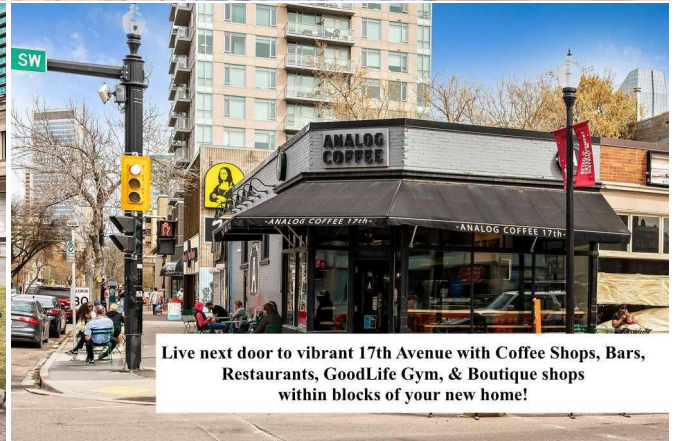
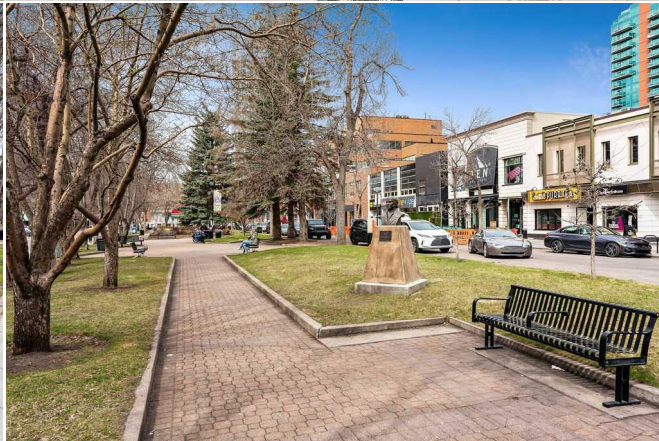
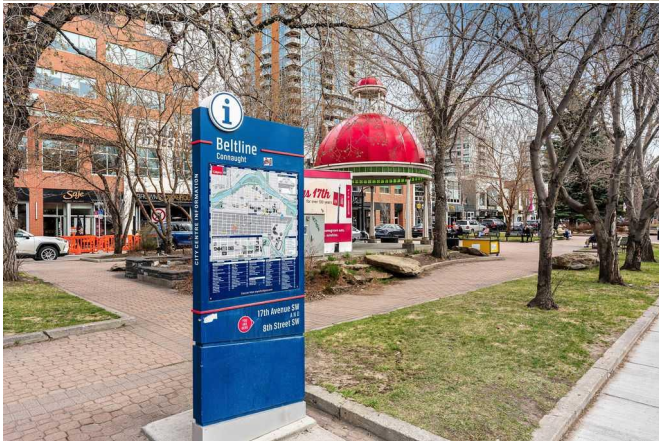
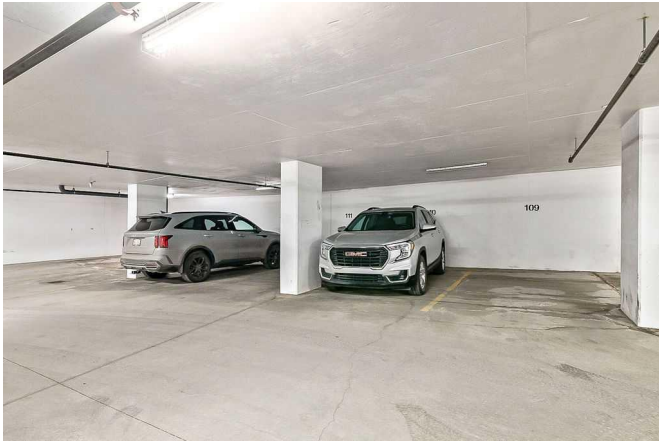
**RE/MAX iRealty Innovations**

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









Live next door to vibrant 17th Avenue with Coffee Shops, Bars, Restaurants, GoodLife Gym, & Boutique shops within blocks of your new home!



