

780-978-0157  
jenniferstudent@me.com

1702, 1500 7 Street SW  
Calgary, Alberta

MLS # A2173765



**\$699,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 709
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** NA

Experience the pinnacle of luxury downtown living in this fabulous penthouse offering stunning Rocky Mountain views, two balconies, titled underground parking and separate storage locker. This expansive two bedroom, 2 full bathroom unit has a sleek modern design with an open floor plan and large windows allowing for sun-filled rooms all day long thanks to the floor to ceiling windows and south-west exposures. Relax in the comfortable living room featuring expansive 180 degree views of the south and west and entertain guests in the formal dining room. The gourmet contemporary chefs kitchen has full height cabinetry, high end stainless steel appliance package including gas cooktop, Bosch stove and dishwasher and Fisher & Paykel refrigerator. You'll love the outdoor spaces and with two balconies (one off the living room and one off the primary), there will be no shortage of fresh air. The primary also has access to a walk in closet and 5pc ensuite bathroom with dual vanities, soaker tub and separate shower. The additional bedroom on the opposite side of the unit is spacious and perfect for guests or as a private office/den. Completing the unit is a 3pc bathroom and in-suite laundry. Located just off 17th Avenue in the heart of the city's culinary and design district - the Beltline, the Drake's LEED certified and innovative design caters to the young working professional who desire immediate access to the city's trendiest restaurants, lounges, cafes and boutiques. Within walking distance to the city's financial core, the Drake's location promotes car-free living, yet with titled parking in the heated underground parkade included with this unit, you'll have the freedom to access all of Calgary. Not only does the concrete building offer quiet living uncommon to the downtown, but the additional storage unit allows for piece of mind and security

and enjoy the pleasures of being at the top floor ~ no footsteps to be heard above you! Be sure to catch a glimpse of Alexander Caldwell's 'Four Part Curve' as you enter the building - a symbol of the ever-evolving culture of Calgary and its Beltline community in its dynamic but simple design.