

203, 1730 7 Street SW
Calgary, Alberta

MLS # A2178380



\$199,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	500 sq.ft.	Age:	1967 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, None

Floors: Ceramic Tile, Laminate

Roof: Flat

Basement: None

Exterior: Brick, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Storage, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 576

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Welcome to the heart of Calgary's vibrant downtown! Located in the sought-after Lower Mount Royal community, just steps off the Beltline, this charming condo offers the perfect blend of urban convenience and neighborhood charm. With shopping, grocery stores, restaurants, bars, and vibrant nightlife all within walking distance, everything you need is right outside your door. Perfectly situated, this condo boasts close proximity to the Saddledome, public transit, —making it ideal for various lifestyles. Inside, you'll find a thoughtfully designed layout featuring a spacious 4-piece bathroom, a well-equipped kitchen, and the convenience of in-unit laundry. Additional perks include an assigned parking stall, a storage unit, and a meticulously maintained building that radiates pride of ownership. This single unit is priced under \$200,000, making it a fantastic opportunity for first-time buyers or investors looking to own a piece of one of Calgary's top communities. Don't miss out on this rare find—affordable downtown living at its finest!