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805, 1500 7 Street SW  
Calgary, Alberta

MLS # A2183794



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	493 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, High Ceilings, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** \* All furniture is Negotiable

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!