

**1506, 1500 7 Street SW**  
**Calgary, Alberta**

**MLS # A2274166**



**\$259,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	456 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, 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>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Stone Counters		

**Inclusions:** None

A million dollar view AND underground parking at Drake for under \$260K! Sitting 150 feet up in the air looking out to the sparkling downtown skyline, you will feel right at home in this contemporary condo. Perfectly situated a block from 17th Avenue, providing instant access to all of the best restaurants, pubs, cocktail bars + coffee shops Calgary has to offer. Step inside to find an open concept floor plan, art feature wall, wood flooring + large windows. The fashionable kitchen shines with granite counters, stainless steel appliances, dark cabinetry + tile backsplash. Loads of great smart storage options throughout the space and also comes with in-suite laundry plus that coveted underground parking stall. Boasting a rare perfect Walkscore of 100, there is little convincing needed that this prime + central location is at the heartbeat of our city. Whether you're stepping into homeownership or strengthening your rental strategy, this condo delivers big value for a small cost.