

**609, 1500 7 Street SW**  
**Calgary, Alberta**

**MLS # A2320606**



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	496 sq.ft.	<b>Age:</b>	2013 (13 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>	-		

**Heating:** Baseboard, Boiler, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 440

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

**Inclusions:** N/A

**LOCATION, LOCATION, LOCATION!!! INVESTOR ALERT &ndash; TENANT OCCUPIED!!!** Exceptional opportunity to own a stylish, modern one-bedroom condominium in the heart of Calgary&rsquo;s vibrant Beltline district. Currently tenant-occupied with a monthly rental income of \$1,900, and the tenant is interested in extending the lease, making this an attractive turnkey investment. This beautifully designed unit features an open-concept layout with **HIGH CEILING, GRANITE COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, and FLOOR-TO-CEILING WINDOWS** that showcase panoramic city views. The spacious **EAST-FACING BALCONY** provides the perfect setting for entertaining while enjoying abundant natural light throughout the day. The well-maintained building is professionally managed and offers outstanding amenities, including **ONE TITLED, SECURE UNDERGROUND HEATED PARKING STALL, visitor parking, IN-SUITE LAUNDRY, and a SEPARATE TITLED STORAGE LOCKER&mdash;a valuable bonus for added convenience.** Experience luxury urban living just steps from **WESTERN CANADA HIGH SCHOOL, DOWNTOWN, 17TH AVENUE SW** with easy access to trendy restaurants, pubs, caf&eacute;s, shopping, public transit, and **GOODLIFE FITNESS.** Whether you're looking for a prime investment property or a sophisticated downtown residence, this exceptional Beltline condo delivers on location, lifestyle, and value.