

406, 1730 7 Street SW
Calgary, Alberta

MLS # A2320991



\$215,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters		

Inclusions: N/A

This charming condo in Lower Mount Royal is great for the first time buyer. On the top floor this bright unit has a large East facing balcony to enjoy your morning coffee. Take joy in the completely updated space with neutral colors, hardwood and custom woodwork throughout. The kitchen is stylish with granite, breakfast bar and stainless-steel appliances. The open concept kitchen/living room is home to a unique revolving bookcase and media center where you can watch TV in the living room or bedroom. There is also a good-sized primary bedroom, an updated 4-piece bath and convenient in suite laundry. The assigned parking is covered and there is also a separate storage unit. Don't miss out on this turnkey property in a great location with walking distance to transit shopping and restaurants.