

302, 1730 7 Street
Calgary, Alberta

MLS # A2329440

\$209,900



Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: none

Welcome to this beautifully updated one-bedroom corner suite in the heart of Lower Mount Royal. Offering a perfect blend of modern upgrades, quality finishes, and an exceptional walkable location, this home is move-in ready and available for immediate possession. Updated in 2026, this residence features brand-new tile flooring throughout the kitchen, bathroom, and hallway, creating a seamless modern flow throughout the home. The plumbing and piping have also been updated, providing an important improvement for long-term comfort and peace of mind. The thoughtfully designed open-concept layout features beautiful built-in quality cabinetry, granite countertops, and a spacious kitchen island with seating. The kitchen provides excellent workspace and storage, making it ideal for everyday living, entertaining, or working from home. A standout feature is the rotating entertainment wall with built-in shelving and storage, offering flexible viewing options from both the living room and bedroom while maximizing functionality in this well-designed space. The renovated bathroom features contemporary tile finishes and a modern aesthetic. Enjoy afternoon sunshine from the west-facing private balcony surrounded by mature trees, offering a peaceful outdoor retreat in the city. Additional features include in-suite laundry, dedicated storage, and covered assigned parking. Located in Lower Mount Royal, this home places you steps from the vibrant 17 Avenue SW corridor, with restaurants, caf  s, boutique shopping, fitness facilities, and everyday conveniences nearby. Enjoy the convenience of inner-city living while being within the sought-after Western Canada High School catchment area. A rare opportunity to own a thoughtfully updated inner-city home offering quality finishes, functional design, and one of Calgary's most desirable

urban lifestyles.