

1103, 1500 7 Street SW
Calgary, Alberta

MLS # A2337430



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

Panoramic views | SW corner unit | Unbeatable 17th Avenue location | Open-concept layout | Flexible 2-bedroom potential | South-facing covered balcony | 2 full bathrooms | Titled parking & storage | LVP flooring throughout | Welcome to Unit 1103 on 11th floor at The Drake, where panoramic views, an exceptional location, and a flexible floor plan come together! This oversized 1-bedroom, 2-bathroom, 769 sq.ft, SW corner unit was originally designed as a 2-bedroom and offers the flexibility to convert the additional living space back into a second bedroom or use it as a dining area, home office, guest space, or extended living room. Step inside and take in the wall of windows spanning the unit, showcasing sweeping views of Mount Royal and beyond. The open-concept layout is bright and inviting, with LVP flooring throughout. The kitchen features high-end stainless steel appliances, espresso cabinetry, and quartz countertops. The spacious primary bedroom offers double closets with a closet system, along with a full 4-piece ensuite. A separate 3-piece bathroom provides added convenience for guests. Enjoy your morning coffee or evening glass of wine on the south-facing covered balcony while taking in the views. Additional highlights include in-suite laundry, titled underground parking, and a titled storage locker. With a Walk Score of 95, you can easily enjoy the best of Calgary without a car. Downtown is just a short 4-minute drive or 7-minute bike ride away, while the shops, cafes, restaurants, and entertainment along 17th Avenue are right outside your door. Call to book your private viewings today!