\$225,000 - 505, 1411 7 Street Sw, Calgary

MLS® #A2203657

\$225,000

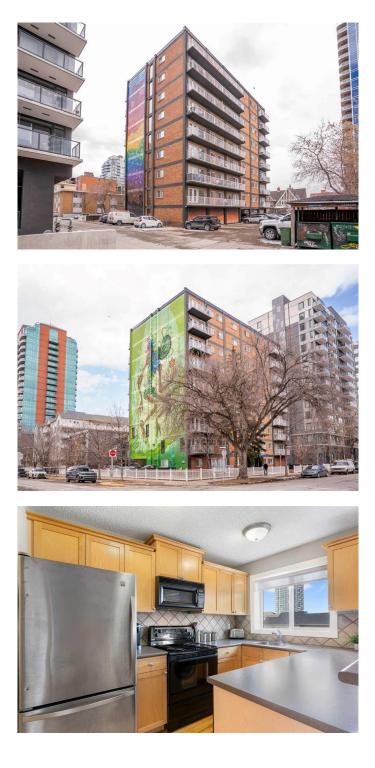
1 Bedroom, 1.00 Bathroom, 440 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Found in the heart of Connaught East in the vibrant Beltline district, this stunning one-bedroom, one-bathroom condo offers the perfect blend of urban convenience and serene living. Built with a full concrete structure, the building ensures a quiet and peaceful atmosphere, making it an ideal home for families and professionals alike. With a new elevator set to be installed any day now, this well-maintained residence continues to evolve, offering modern comforts alongside its timeless 1960's appeal.

Managed by a dedicated and attentive board of directorsâ€"many of whom call the building homeâ€"you'll experience a true sense of community where residents genuinely care about the quality of life within the building. The beautifully landscaped grounds, meticulously designed by one of the board members, add to the property's undeniable charm, complementing its already stunning curb appeal. The building itself is a work of art, with striking murals enveloping its exterior, making it a true landmark in the area.

Step outside, and you're just moments away from the energy and excitement of 17th Ave, where endless amenities, shops, cafes, and the cityâ€[™]s best nightlife await. Need parking? Enjoy the convenience of free two-hour parking right in front of the building, perfect for guests. Plus, the unit comes with its own assigned parking and storage, adding



extra value and ease to your everyday life.

Inside, this well-maintained, long-term owner-occupied unit features gorgeous hardwood floors and an inviting open-concept layout, maximizing both space and natural light. The highlight? A huge private patio with breathtaking city viewsâ€"an oasis in the middle of the bustling city. Whether you're enjoying a morning coffee or hosting friends in the evening, this outdoor space is truly a rare find.

This is a fantastic opportunity to own a thoughtfully designed home in one of Calgary's most sought-after neighborhoods. With its unbeatable location, strong sense of community, and modern conveniences. This could be yours!

Built in 1964

Essential Information

| MLS® # | A2203657 |
|----------------|-------------------|
| Price | \$225,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 440 |
| Acres | 0.00 |
| Year Built | 1964 |
| Туре | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| Address | 505, 1411 7 Street Sw |
|-------------|-----------------------|
| Subdivision | Beltline |
| City | Calgary |

| County Province Postal Code | Calgary Alberta T2R1A6 |
|--|---|
| Amenities | |
| Amenities Parking Spaces Parking | Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash 1 Assigned, Off Street, Stall |
| Interior | |
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Oven, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| # of Stories | 7 |
| = / · | |

Exterior

| Exterior Features | Balcony |
|-------------------|-----------------|
| Construction | Brick, Concrete |

Additional Information

| Date Listed | March 21st, 2025 |
|----------------|------------------|
| Days on Market | 15 |
| Zoning | CC-MH |

Listing Details

Listing Office CIR Realty

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