

\$499,900 - 108, 1500 7 Street Sw, Calgary

MLS® #A2130309

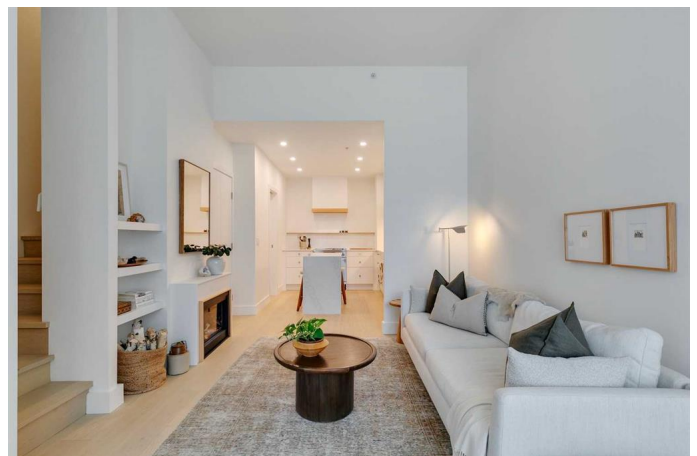
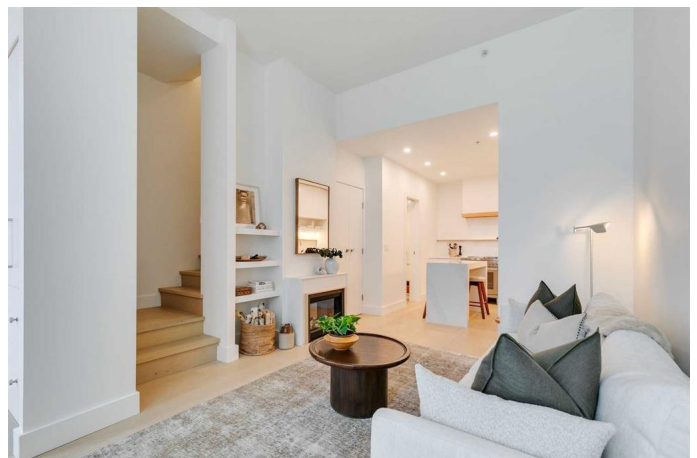
\$499,900

1 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

No details were missed in this FULLY REMODELED TWO-STOREY townhome in the heart of the Beltline, Calgary's most vibrant downtown community. This professionally renovated unit is ready to be enjoyed by anyone looking for a convenient, quiet space to call home - all for under \$500,000! This one-of-a-kind WALKUP unit with a PRIVATE ENTRANCE was ripped down to the studs and then thoughtfully redesigned with luxury and comfort in mind. Enjoy hosting guests while BBQing on your front PRIVATE PATIO facing the quiet tree-lined street or cooking up a storm in your sleek, modern kitchen. The entire unit is flooded with light from the floor-to-ceiling windows with brand new sheer silhouette-style blinds, plus it has a cozy electric fireplace, all-new pot lights and designer light fixtures with dimmer switches to match your mood. The minimalist design with neutral tones is inviting, airy and functional. The true entryway provides a great drop zone when loading groceries and excellent storage solutions to tuck away shoes and jackets. With brand new top-of-the-line Bosch appliances and a quartz center island that doubles as a dining table and extra prep space, this kitchen is not your average apartment kitchen. There is no shortage of storage with open shelves and soft-close cabinetry featuring timeless Emtek hardware. Just off the kitchen, there is a 2-piece powder room, great for when friends are over for a drink before you walk to the game, as well as a storage closet/pantry with



custom shelving. The brand new BRUSHED OAK WIDE PLANK ENGINEERED HARDWOOD flooring leads you up the stairs to your DEN perfect for movie nights, a home office, or an overnight guest. Here, you'll also find your new stacked Bosch washer and dryer and access to the building's interior hallway and an elevator that takes you to your UNDERGROUND HEATED PARKING STALL. Every room has been designed to maximize space and functionality. The large bedroom has a balcony and a spa-like ensuite featuring brand-new Riobel (Canadian) plumbing fixtures, a separate shower and a freestanding soaker tub. Imagine life in your new home that looks like it was taken out of a magazine while being steps away from the city's best restaurants, bars and shops. Some of 17th Ave gems include Porch, The Ship and Anchor, Comery Block, National, Una Pizza, Lulu Bar, Maven, Clive Burger, Trolly 5, Analog Coffee, Made by Marcus and much more! But the convenience doesn't stop there - take the dog out for a walk from your private entrance in this PET-FRIENDLY building. This unit also comes with a TITLED STORAGE LOCKER so you can hide away your seasonal mountain adventure equipment. No more waiting - this unit is ready for you to take possession immediately.

Built in 2013

Essential Information

MLS® #	A2130309
Price	\$499,900
Sold Price	\$499,100
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	938

Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	108, 1500 7 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1A7

Amenities

Amenities	Parking, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Landscaped
Roof	Flat Torch Membrane
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 27th, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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