

\$575,900 - 103, 1500 7 Street Sw, Calgary

MLS® #A2136394

\$575,900

2 Bedroom, 3.00 Bathroom, 1,089 sqft

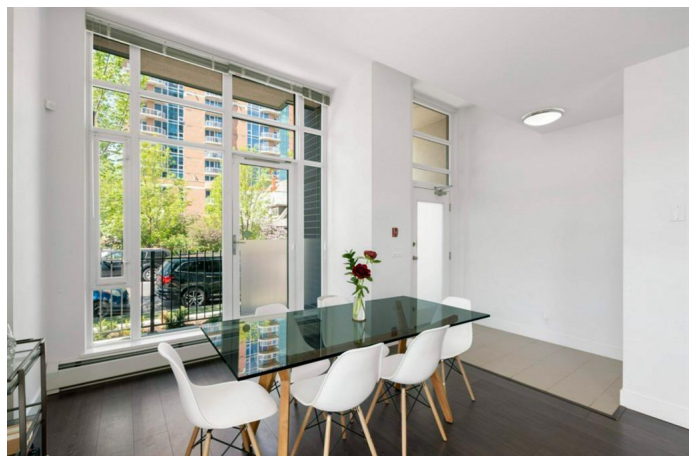
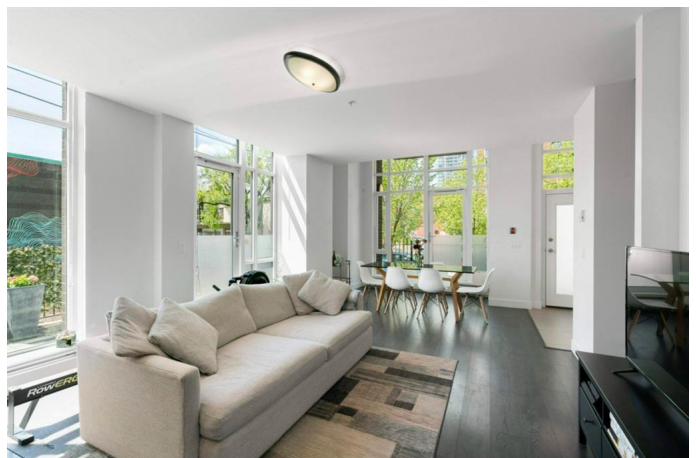
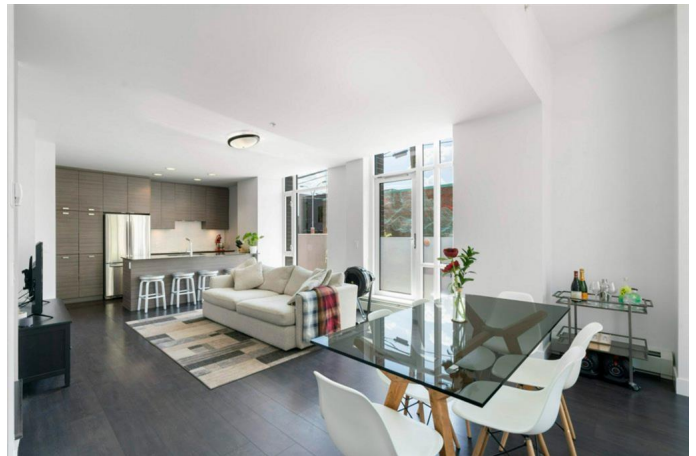
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to a prime Beltline location that simply can't be beat! Situated just steps away from the vibrant 17th Avenue and the charming Mount Royal Village, this immaculate two-story townhome is ready to impress. Nestled within the prestigious DRAKE building on the main floor, it offers the convenience of a street-level front entrance along with two sun-soaked balconies on the southwest corner, perfect for enjoying refreshing summer cocktails. Picture yourself strolling up to your front door, perhaps with a freshly brewed coffee from the nearby Analog coffee shop on 7th Street. Step inside to discover a spacious and inviting open floor plan, bathed in natural light streaming through expansive floor-to-ceiling windows. Notably, the ceilings soar to impressive heights of 10-11 feet, adding an airy and luxurious ambiance to the space.

The modern kitchen is a showstopper, featuring sleek stainless steel appliances, ample full-height cabinet storage, and a generously sized island with seating for four. The striking contrast between the vertically installed light tile backsplash and the sleek dark quartz countertops is truly captivating. Complementing the contemporary design are wide plank flooring, crisp white walls, meticulously crafted finishes, and a convenient half bath on this level.

As you ascend the stairs to the upper level, you'll find access to the hallway inside the building, a short walk from the unit's dedicated



storage room. The upper floor of this home hosts a laundry area and two inviting bedrooms, each with its own en-suite bathroom—one with a 3-piece bath and the other with a luxurious 5-piece bath. Both bedrooms boast large south and/or west-facing windows, and the primary bedroom offers a small private balcony. This home showcases a flawless 10/10 rating, and its location is second to none for those seeking a harmonious blend of social and work-life balance. Included with this townhome is titled underground parking, and you're within walking distance of all the fantastic amenities and attractions this vibrant neighborhood has to offer. Don't miss out on this incredible opportunity—contact your preferred real estate agent today or get in touch to schedule your very own private viewing.

Built in 2013

Essential Information

MLS® #	A2136394
Price	\$575,900
Sold Price	\$565,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,089
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	103, 1500 7 Street Sw
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1A7

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Stove(s), Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	16

Exterior

Exterior Features	Other
Roof	Concrete
Construction	Brick, Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 28th, 2024
Days on Market	30
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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