

# \$210,000 - 144, 1435 7 Avenue Nw, Calgary

MLS® #A2150656

**\$210,000**

1 Bedroom, 1.00 Bathroom, 622 sqft

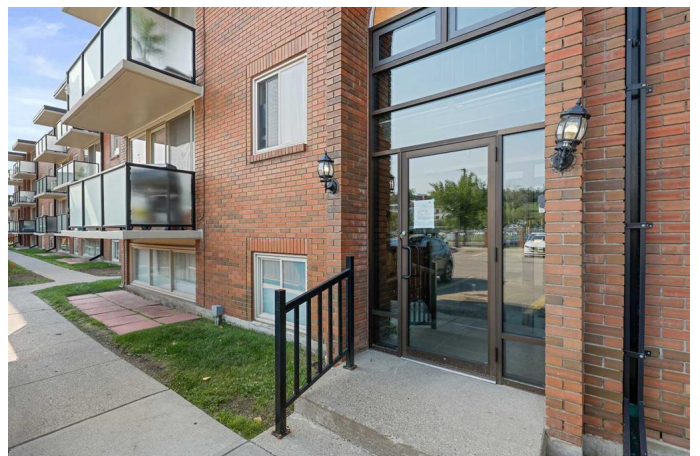
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this charming 1-bedroom, 1-bath condo nestled in the heart of Hillhurst, a prime location perfect for both investors and first-time home buyers. With its strategic proximity to educational institutions like SAIT and UofC, this condo offers an excellent opportunity for students and faculty alike.

Situated just 5 minutes away from SAIT and a short 10-minute drive to the University of Calgary, this condo provides easy commuting options for students and professionals. Additionally, its ideal location puts it mere minutes away from the vibrant and trendy Kensington area, known for its eclectic mix of shopping boutiques, eateries, cafes, and entertainment venues, creating a lively and dynamic atmosphere for residents to enjoy. The low-rise building offers a hassle-free and low-maintenance living experience, allowing you to focus on the things that matter most to you. Its strategic placement ensures quick access to all major streets, making commuting a breeze and connecting you effortlessly to the rest of the city.

Whether you're looking to make a wise investment or find a cozy first home, this condo in Hillhurst offers the perfect blend of convenience, comfort, and style. Don't miss out on the opportunity to own a piece of this thriving and sought-after neighborhood. Come and experience the vibrant lifestyle and endless possibilities this delightful condo has to offer. Schedule a viewing today and envision yourself living the urban dream!



Built in 1970

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2150656      |
| Price          | \$210,000     |
| Sold Price     | \$197,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 622           |
| Acres          | 0.00          |
| Year Built     | 1970          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144, 1435 7 Avenue Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 0Z3               |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Coin Laundry, Parking           |
| Parking Spaces | 1                               |
| Parking        | Assigned, Outside, Paved, Stall |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Baseboard, Natural Gas                              |
| Cooling           | None                                                |
| # of Stories      | 3                                                   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                   |
|--------------|-------------------|
| Roof         | Tar/Gravel        |
| Construction | Brick, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 18th, 2024   |
| Date Sold      | August 29th, 2024 |
| Days on Market | 42                |
| Zoning         | M-C2              |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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