

\$620,000 - 1307 7 Street Sw, Calgary

MLS® #A2167297

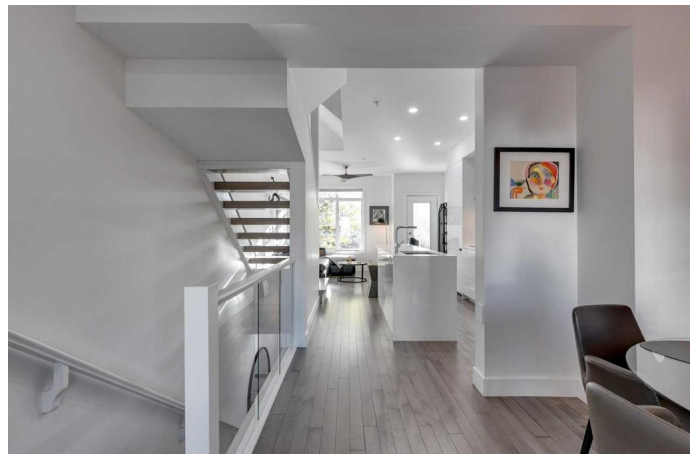
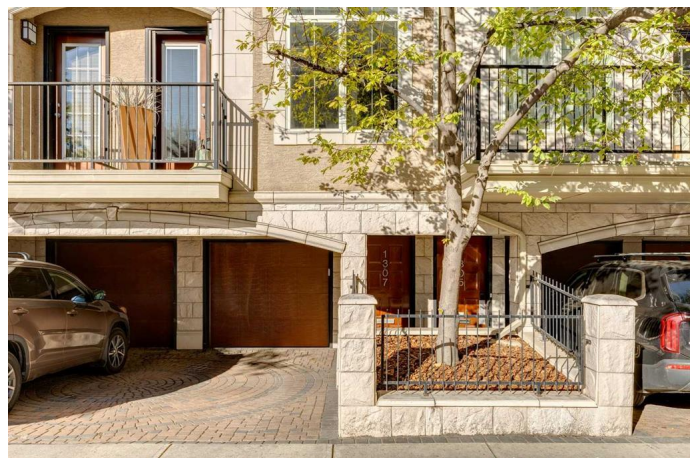
\$620,000

2 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

For those who seek an exceptional life! Welcome to Lindsay Terrace, located in the heart of Calgary's dynamic Beltline district. This newly renovated 2-bedroom townhouse spans over 1463 square feet, offering luxury level finishes and thoughtful design details throughout. Step into the main level, where large windows and high ceilings invite natural light to flood the space, emphasizing the clean lines and modern design. Designer lighting and rich hardwood flooring add to the modern aesthetic, creating a space that feels both sophisticated and inviting. The bright kitchen offers the ideal blend of style and function - featuring custom soft-close cabinetry, sandstone countertops and backsplash, and high-end appliances, including an integrated Blomberg refrigerator and Bosch cooktop and dishwasher. The generous kitchen island serves as both a functional workspace and a gathering spot. A versatile den on the third level awaits for your personalized touch - whether it's a home office, second living room, home gym or media/gaming space. A second bedroom, powder room, and separate shower room complete the third level. On the top level, the primary suite is a true retreat, featuring an entire floor dedicated to your comfort. A spa-inspired ensuite bathroom, large custom closets, in-floor heating, and a dedicated laundry room bring both style and convenience into daily life. Outdoors, you'll find not one, not two, but four private balconies, perfect for relaxing, entertaining, or taking in the sunny



East/West exposure - a rare gem within the inner-city! Enjoy the security and all-weather comfort of the attached garage with enough room for bikes and storage. Additional highlights include flat painted ceilings throughout, top down/bottom up blinds, driveway parking for a second vehicle, and visible care of ownership. Explore some of Calgary's most notable restaurants, trendy cafes, local boutiques, fitness studios, street festivals, art, culture, and buzzing nightlife—all just steps from your front door. Beyond the vibrant urban offerings, there are several green spaces nearby - including Lougheed House with green space and gardens, Tomkins Park and Connaught Off Leash Dog Park. Just steps to downtown, public transit options, biking paths, commuting is seamless and stress-free. Pets allowed subject to Board approval. Don't miss this opportunity to enjoy a life of unparalleled convenience and style in one of Calgary's most vibrant and dynamic neighbourhoods! Simply stunning.

Built in 2002

Essential Information

MLS® #	A2167297
Price	\$620,000
Sold Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,463
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Storey

Status	Sold
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Community Information

Address	1307 7 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1A5

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Stone Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 10th, 2024
Days on Market	20
Zoning	CC-MH

HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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