

302, 1411 7 Street SW
Calgary, Alberta

MLS # A2268049



\$289,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	1964 (61 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 630
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Welcome to this amazing 2BDR + 1.5BA condo in the WELL-MAINTAINED Arlington building, ideally located just steps from the vibrant 17th Avenue commercial strip. Enjoy effortless access to a wide selection of restaurants, caf  s, banks, fitness centers, and popular retailers including Canadian Tire, Save-On-Foods, Shoppers Drug Mart, Best Buy, and Tim Hortons. A top-ranked school is only a 5-minute walk away, and both the Downtown Core and several beautiful parks are within easy walking distance. The Arlington building has been recently upgraded with a new roof and elevator, along with the newer boiler system. Its exterior shines with stunning mural artwork and is complemented by beautifully landscaped front gardens. This exceptional unit offers a spacious open-concept layout with hardwood flooring in the kitchen and living room. The primary bedroom features generous space, a walk-in closet, and a 2-piece ensuite. Youll also find a second bedroom, a modern 4-piece bathroom, a laundry room, and abundant storage spaceplus a dedicated parking stall. Step out from the dining area onto the balcony, perfect for enjoying fresh air and morning coffee while taking in the lively 17th Avenue and downtown views. And when youre ready for your next cup, Analog Coffee is just a block away. Experience affordable, convenient downtown living, embrace the vibrant urban lifestyle dont miss this opportunity!