

1405, 1500 7 Street SW  
Calgary, Alberta

MLS # A2167134

## \$375,000



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	614 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 498
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** hood fan - as is

Welcome to your dream home in the heart of Calgary's vibrant Beltline! This spectacular modern condo in the stylish Drake building offers an exceptional lifestyle, perfectly situated near the bustling 17th Avenue. As you step into this stunning corner unit, you'll be captivated by the abundance of natural light pouring in through the impressive floor to-9-foot ceiling windows. With breathtaking 180-degree views stretching from the majestic mountains to the iconic Calgary Tower, you can savour the city's beauty from your living room. Imagine enjoying your morning coffee or evening cocktails on your extra-large balcony, where you can soak in the panoramic vistas and the vibrant energy of urban living. The well-appointed kitchen is a chef's dream, featuring sleek stainless steel appliances, luxurious granite countertops, and modern cabinetry. The convenient breakfast bar provides plenty of workspace, making it perfect for both casual dining and entertaining. The bonus dining area with plenty of room for a table makes this unit unique and adds character and functionality. The spacious king-sized primary suite is your personal retreat, with balcony access and ample room for furnishings. You'll love the convenience of the in-suite (new!!) washer and dryer, making laundry a breeze, while double closets in the roomy foyer offer additional storage solutions. Enjoy the peace of mind that comes with a TITLED storage locker and TITLED parking in the heated underground parkade, ensuring that your belongings are safe and easily accessible. Take advantage of this incredible opportunity to own a piece of modern luxury in one of Calgary's most sought-after locations! Schedule your viewing today and experience the best of urban living in the Drake.