

203, 1730 7 Street SW  
Calgary, Alberta

MLS # A2178380



## \$199,900

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	500 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, None	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 576
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the heart of Calgary's vibrant downtown! Located in the sought-after Lower Mount Royal community, just steps off the Beltline, this charming condo offers the perfect blend of urban convenience and neighborhood charm. With shopping, grocery stores, restaurants, bars, and vibrant nightlife all within walking distance, everything you need is right outside your door. Perfectly situated, this condo boasts close proximity to the Saddledome, public transit, &mdash;making it ideal for various lifestyles. Inside, you'll find a thoughtfully designed layout featuring a spacious 4-piece bathroom, a well-equipped kitchen, and the convenience of in-unit laundry. Additional perks include an assigned parking stall, a storage unit, and a meticulously maintained building that radiates pride of ownership. This single unit is priced under \$200,000, making it a fantastic opportunity for first-time buyers or investors looking to own a piece of one of Calgary's top communities. Don't miss out on this rare find&mdash;affordable downtown living at its finest!