# \$424,999 - 108, 1500 7 Street Sw, Calgary

MLS® #A2246825

#### \$424,999

1 Bedroom, 2.00 Bathroom, 938 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

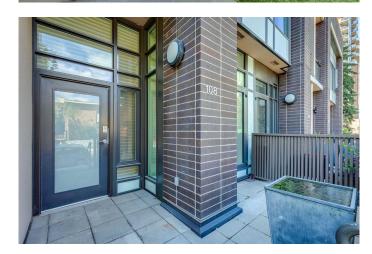
This beautifully redesigned 1 BED PLUS DEN, walk-up 2 level apartment is nestled just off Calgary's iconic 17th Avenue in the heart of the Beltline. With its private entrance, this rare gem offers the perfect blend of urban energy and modern serenity, all under \$500,000 and \$75,000 below the City assessment. Fully gutted and professionally renovated Spring 2024, every inch of this home was reimagined with elevated design and premium finishes.

Soaring 11-foot ceilings and oversized floor-to-ceiling windows flood the space with natural light, complemented by new sheer silhouette blinds, wide plank brushed oak hardwood floors, and designer lighting throughout. The main floor boasts an open-concept layout ideal for entertaining, with a sleek chef's kitchen featuring top-of-the-line Bosch appliances, quartz countertops, open shelving, and soft-close cabinetry with timeless Emtek hardware. Step outside to your private front patio facing a quiet, tree-lined street, perfect for BBQs and morning coffee.

A powder room and walk-in pantry/storage with custom shelving add thoughtful functionality. Upstairs, you'II find a flexible den/lounge area, a generous primary suite with balcony, and a stunning spa-inspired ensuite with Riobel fixtures, freestanding soaker tub, and separate glass shower. In-suite laundry (Bosch), titled underground parking, and a secure storage locker complete







the package.

This pet-friendly building offers unbeatable walkability to Calgary's best cafés, bars, and restaurants including Lulu Bar, UNA Pizza, Porch, Analog, Made by Marcus, and more. Immediate possession available, your inner-city lifestyle upgrade awaits. Don't forget to check the video link to get the full viewing experience and book your in person appointment today!

Built in 2013

#### **Essential Information**

MLS® # A2246825 Price \$424,999

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 938

Acres 0.00 Year Built 2013

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

# **Community Information**

Address 108, 1500 7 Street Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R1A7

#### **Amenities**

Amenities Elevator(s), Parking, Party Room, Secured Parking, Snow Removal,

Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Guest, Heated Garage, Parkade, Titled

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting,

Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer

Heating Boiler
Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

# of Stories 17

Basement None

### **Exterior**

Exterior Features Balcony, Private Entrance, Storage

Lot Description Corner Lot, Front Yard, Level, Low Maintenance Landscape

Roof Asphalt/Gravel

Construction Brick, Concrete, Glass

Foundation None

# **Additional Information**

Date Listed August 7th, 2025

Days on Market 85
Zoning DC

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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