

# \$225,000 - 505, 1411 7 Street Sw, Calgary

MLS® #A2203657

**\$225,000**

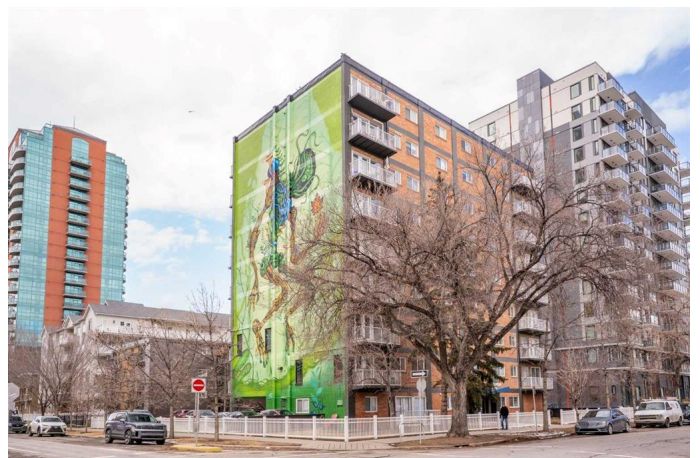
1 Bedroom, 1.00 Bathroom, 440 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Found in the heart of Connaught East in the vibrant Beltline district, this stunning one-bedroom, one-bathroom condo offers the perfect blend of urban convenience and serene living. Built with a full concrete structure, the building ensures a quiet and peaceful atmosphere, making it an ideal home for families and professionals alike. With a new elevator set to be installed any day now, this well-maintained residence continues to evolve, offering modern comforts alongside its timeless 1960's appeal.

Managed by a dedicated and attentive board of directors—many of whom call the building home—you'll experience a true sense of community where residents genuinely care about the quality of life within the building. The beautifully landscaped grounds, meticulously designed by one of the board members, add to the property's undeniable charm, complementing its already stunning curb appeal. The building itself is a work of art, with striking murals enveloping its exterior, making it a true landmark in the area.

Step outside, and you're just moments away from the energy and excitement of 17th Ave, where endless amenities, shops, cafes, and the city's best nightlife await. Need parking? Enjoy the convenience of free two-hour parking right in front of the building, perfect for guests. Plus, the unit comes with its own assigned parking and storage, adding



extra value and ease to your everyday life.

Inside, this well-maintained, long-term owner-occupied unit features gorgeous hardwood floors and an inviting open-concept layout, maximizing both space and natural light. The highlight? A huge private patio with breathtaking city views—“an oasis in the middle of the bustling city. Whether you're enjoying a morning coffee or hosting friends in the evening, this outdoor space is truly a rare find.

This is a fantastic opportunity to own a thoughtfully designed home in one of Calgary’s most sought-after neighborhoods. With its unbeatable location, strong sense of community, and modern conveniences. This could be yours!

Built in 1964

### **Essential Information**

MLS® #	A2203657
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	440
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	505, 1411 7 Street Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R1A6

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Oven, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	7

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	14
Zoning	CC-MH

### **Listing Details**

Listing Office	CIR Realty
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