

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

MLS® #A2246825

**\$424,999**

1 Bedroom, 2.00 Bathroom, 938 sqft

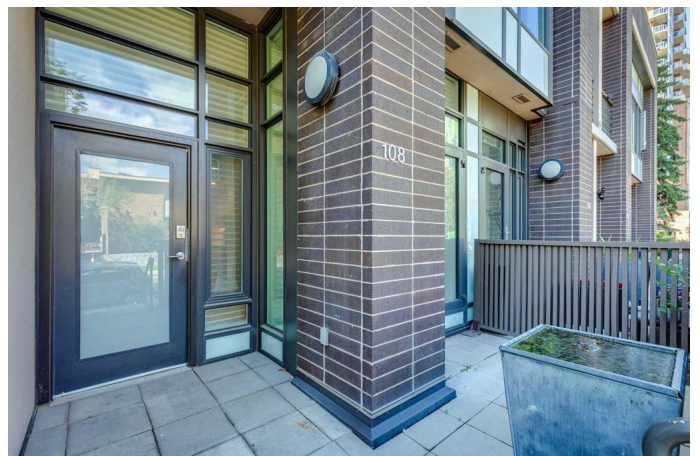
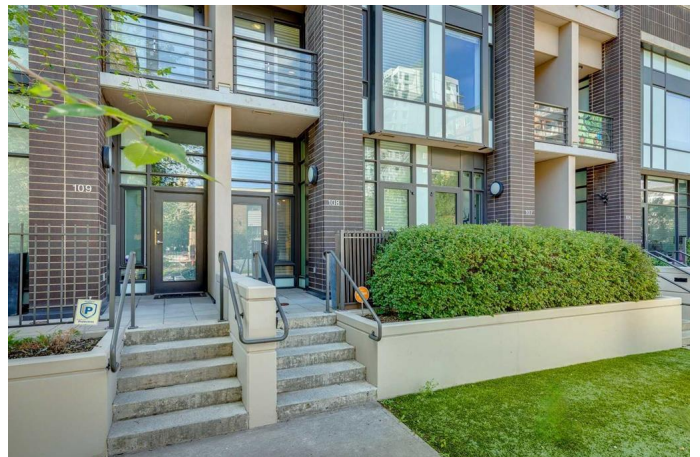
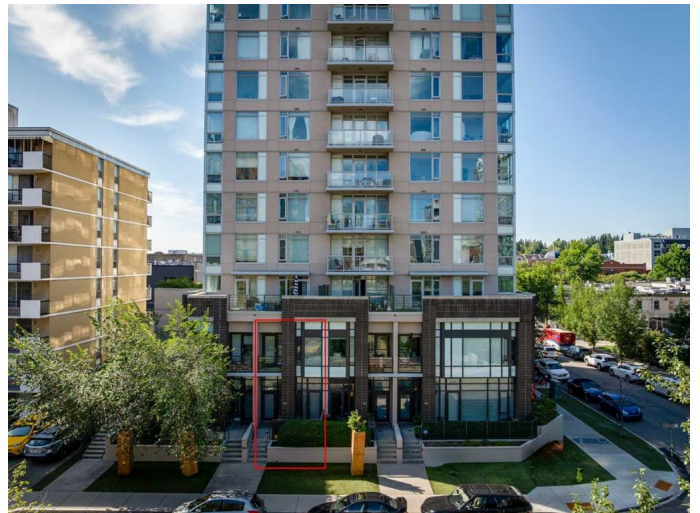
Residential on 0.00 Acres

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 reimaged 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'll 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 caf  s, 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 | 98               |
| Zoning         | DC               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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