

# \$229,900 - 605, 1411 7 Street Sw, Calgary

MLS® #A2262003

**\$229,900**

1 Bedroom, 1.00 Bathroom, 442 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

A perfect opportunity for investors or first-time buyers, this beautifully updated 1-bedroom condo in the sought-after Arlington House offers an unbeatable location in Calgary's vibrant Beltline. Just steps to neighbourhood parks, the historic Lougheed House, and the endless restaurants, cafes, and boutiques along 17th Avenue, this home blends modern comfort with urban convenience.

Perched on the 6th floor, this bright corner unit features an open-concept layout with hardwood floors, a maple kitchen with raised breakfast bar, and a spacious living room with French doors leading to a large west-facing balcony—ideal for enjoying sunsets and sweeping city views.

The generously sized bedroom includes a large closet, while the stylish bathroom offers a full tile tub/shower surround and tile floors. You'll also enjoy the convenience of in-suite laundry with a European-style washer/dryer combo, plus plenty of pantry and storage space.

This well-managed brick and concrete building provides assigned outdoor parking with plug-in, secure bike storage, and an inviting lobby. Condo fees include heat and water/sewer, and the building is pet-friendly with board approval.

All of this in a prime location—minutes to transit, Stampede Park, the new convention centre, downtown offices, and recreation facilities. Move-in ready with quick possession available.



Built in 1964

## Essential Information

MLS® #	A2262003
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	442
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	605, 1411 7 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1A6

## Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	220 Volt Wiring, Off Street

## Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Oven, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	8

## Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete

### **Additional Information**

Date Listed      October 10th, 2025

Days on Market      1

Zoning      CC-MH

### **Listing Details**

Listing Office      ROYAL LEPAGE SOLUTIONS

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