

\$449,999 - 108, 1500 7 Street Sw, Calgary

MLS® #A2246825

\$449,999

1 Bedroom, 2.00 Bathroom, 938 sqft

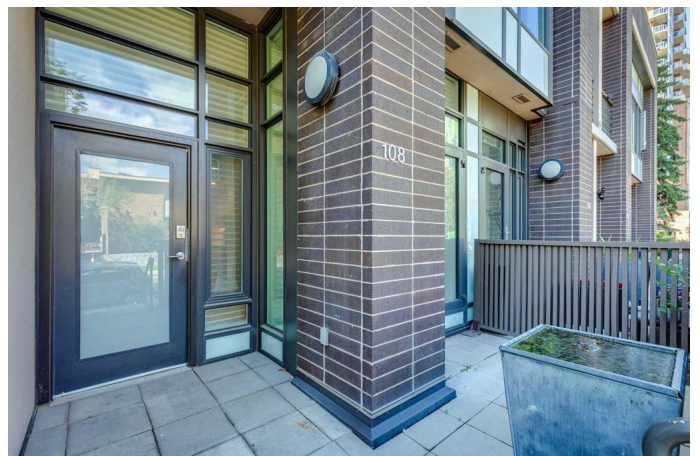
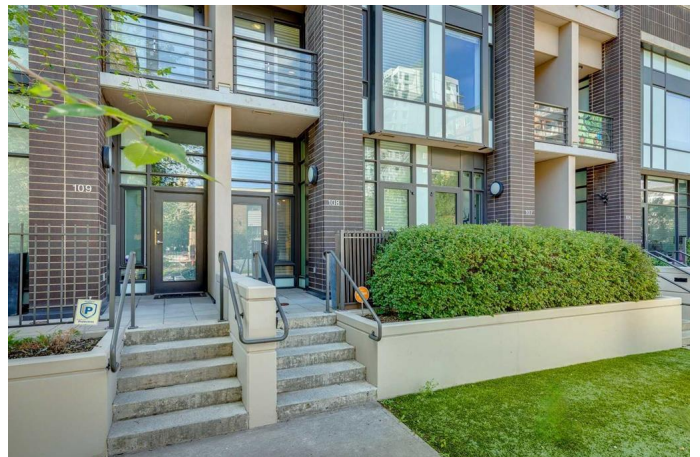
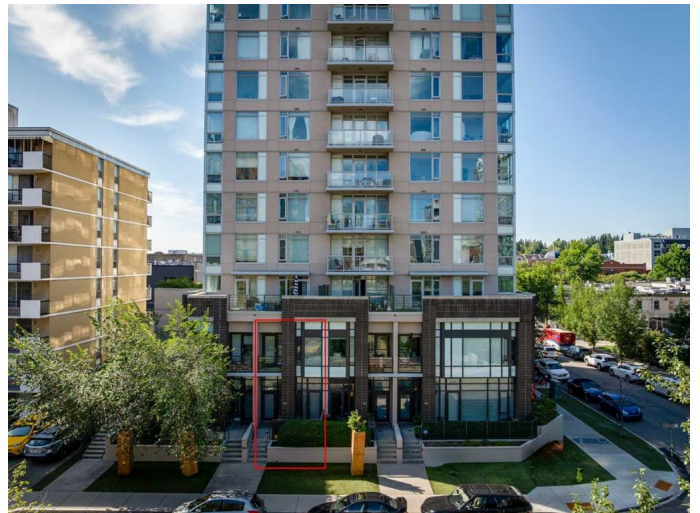
Residential on 0.00 Acres

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	\$449,999
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	Parking, Party Room, Visitor Parking, Elevator(s), Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1

Parking	Heated Garage, Guest, Parkade, Titled
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Elevator, Recessed Lighting, Soaking Tub, Separate Entrance
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Electric Range
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Heating	Boiler
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric
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# of Stories	17
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Basement	None
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Exterior

Exterior Features	Balcony, Private Entrance, Storage
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Lot Description	Corner Lot, Front Yard, Level, Low Maintenance Landscape
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Roof	Asphalt/Gravel
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Construction	Concrete, Brick, Glass
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Foundation	None
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Additional Information

Date Listed	August 7th, 2025
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Days on Market	56
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Zoning	DC
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Listing Details

Listing Office	Real Estate Professionals Inc.
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