

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

MLS® #A2262003

**\$229,900**

1 Bedroom, 1.00 Bathroom, 442 sqft

Single Family 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. (id:6289)

Built in 1964



## Essential Information

Listing #	A2262003
Price	\$229,900
Bedrooms	1
Bathrooms	1.00
Square Footage	442
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	605, 1411 7 Street Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R1A6

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Parking
Parking Spaces	1
Parking	Other

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Oven, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	8

## Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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