

**605, 1411 7 Street SW
Calgary, Alberta**

MLS # A2262003

\$219,000



Division:	Beltline	
Type:	Residential/High Rise (5+ stories)	
Style:	Apartment-Single Level Unit	
Size:	442 sq.ft.	Age: 1964 (62 yrs old)
Beds:	1	Baths: 1
Garage:	220 Volt Wiring, Off Street	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	N/A		

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.