

**438, 1421 7 Avenue NW  
Calgary, Alberta**

**MLS # A2271213**

**\$205,000**



<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	635 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Electricity Not Paid For, Heating
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks, Storage		
<b>Inclusions:</b>	na		

LOCATION, LOCATION, LOCATION + Parking Stall. Welcome to this charming 1-bedroom, 1-bath condo nestled in the heart of Hillhurst, a prime location perfect for both investors and first-time home buyers. Affordability with fantastic unobstructed views from the 4th floor. The bright atmosphere enhances the spacious layout, which includes a great kitchen, a dedicated dining nook, and a large living room featuring patio doors leading directly to your private balcony. This extremely well-maintained condo is conveniently located near Riley Park, Hillhurst Community Center, Downtown, SAIT, Alberta University of Arts, CT train, schools, parks, movie theatre, restaurants, library, paths and recreation center are all WITHIN WALKING DISTANCE. Whether you're looking to make a wise investment or find a cozy first home, this condo in Hillhurst offers the perfect blend of convenience, comfort, and style. Don't miss out on the opportunity to own a piece of this thriving and sought-after neighborhood. Come and experience the vibrant lifestyle and endless possibilities this delightful condo has to offer. Schedule a viewing today and envision yourself living the urban dream!