

**301, 1500 7 Street SW
Calgary, Alberta**

MLS # A2296224



\$284,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	400 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan		

Inclusions: NA

This gorgeous condo has it all! The perfect blend of location, lifestyle, and value in this newer building THE DRAKE, situated in the HEART of downtown, the BELTLINE. Your thoughtfully designed unit offers a bright, modern interior paired with low condo fees—making it an ideal choice for both homeowners and investors with an OUTDOOR LIVING SPACE that is so hard to find that feels like having an extension of your living space without the added cost! This is one that people wait for! It is a beautiful, modern space, that is bright and open with gorgeous upgraded vinyl plank floors, a modern kitchen with stainless steel appliances and a sit-up peninsula, granite countertops allowing tons of prep space and an area you'll love to cook in. These units are built with high ceilings in most living areas creating a roomy, expansive feel. The living area has a stone textured feature wall with a wall of glass windows and your deck doors, leading outside and letting all of the light in! Outside you have a private deck space with upgraded railings and low maintenance appeal with a view to enjoy your morning coffee, and extended living space outside creating year round enjoyment and giving the feel of a house -but in a condo, and without the cost! The outdoor space can house a decent size patio set and outdoor entertaining room for you and your guests to relax in. Back inside you have your bedroom with dual closets and light tones, giving you a stunning landscape to wake up to each day. Your 4 pc bath includes a modern vanity and tub/shower combo and off of the entry way is an in-suite laundry that completes the unit. What else could you need? The unit comes with a titled underground parking stall and located just off of 17th Ave (otherwise known as 'the pulse of Calgary) in the Beltline neighbourhood that has it all! Luxury salons, quaint coffee shops,

executive businesses and an ensemble of choice restaurants are just a few amenities to call this neighborhood home. The Drake is one of the newer condo projects to hit this popular location with water smart plumbing, and non-toxic paint finishes and are just a few features that help make the Drake condos eco-friendly as well. Whether you're looking for convenience, comfort, or smart urban living, this condo delivers it all—without compromising on value. Don't miss out on viewing this stunning condo and making it yours. It's a "unicorn" of condos and won't last!