# \$424,900 - 306, 1500 7 Street Sw, Calgary

MLS® #A2208006

#### \$424,900

2 Bedroom, 2.00 Bathroom, 779 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this modern 2-bedroom, 2-bath unit in the DRAKE building, located in Calgary's vibrant BELTLINE district. This spacious CORNER UNIT offers 779 sq. ft. of living space and boasts floor-to-ceiling windows with TWO BALCONIES spanning the entire WEST and NORTH sides of the unit! The LARGE north-facing balcony, measuring 8.5' x 27', offers city skyline views. The third-floor units have the LARGEST BALCONIES in the building (excluding penthouse suites). The modern kitchen features upgraded stainless steel appliances, granite countertops, and contemporary cabinetry, and overlooks the bright, spacious living and dining areas. The primary bedroom, with direct access to the large balcony, includes a 4-piece ensuite bath and two closets. The second bedroom provides two walls of windows and access to the balcony. Additionally, there is a second FULL BATH with a large walk-in shower. For added convenience, this unit comes with IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING (stall #43), and a titled STORAGE locker (#112). The Drake is a quiet CONCRETE building with LEED certification and is just steps from the trendy 17th Ave shopping district, offering some of Calgary's best restaurants, lounges, and boutique shops. Condo fees include all utilities except electricity. Located within walking distance of downtown, this is an ideal spot for enjoying a maintenance-free urban lifestyle. Book your





#### Built in 2011

#### **Essential Information**

MLS® # A2208006 Price \$424,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 779
Acres 0.00
Year Built 2011

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 306, 1500 7 Street Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 1A7

#### **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal

Parking Spaces 1

Parking Heated Garage, Titled, Underground

### Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None # of Stories 17

# **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

# **Additional Information**

Date Listed April 3rd, 2025

Days on Market 29 Zoning DC

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

