

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

MLS® #A2208006

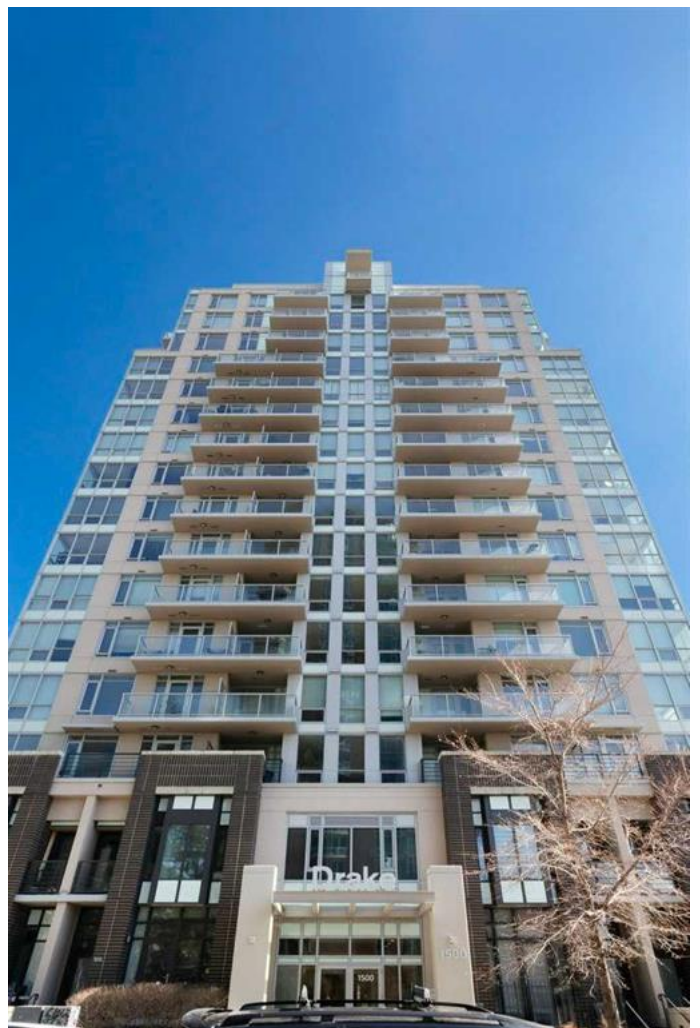
## \$424,900

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



private showing today!

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**

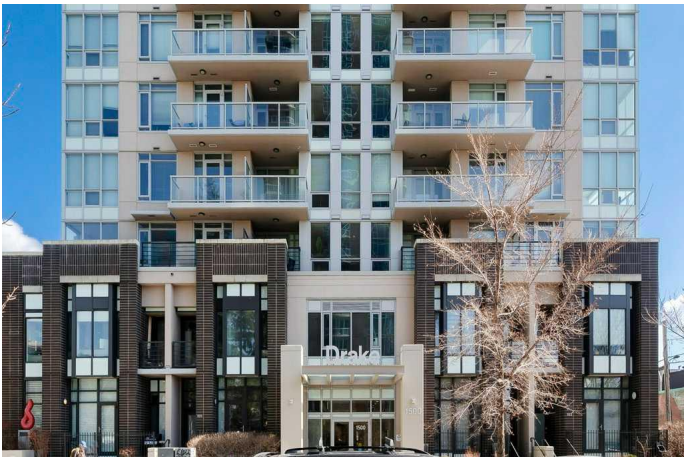
Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	DC

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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