

\$534,900 - 1313 7 Street Sw, Calgary

MLS® #A2238747

\$534,900

2 Bedroom, 2.00 Bathroom, 1,584 sqft

Residential on 0.00 Acres

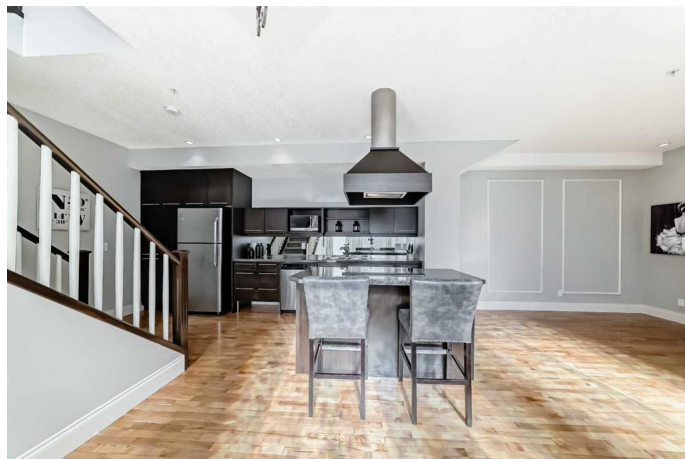
Beltline, Calgary, Alberta

This large corner unit just shy of 1,600 sq ft is optimally located on a quiet street in the heart of Beltline. With a Walk Score of 98/100, FRESH paint, NEW carpet, 9 FT Ceilings, & 3 WEST FACING balconies, this is just the start of your living experience. The main living area atop hardwood floors boasts a large functional kitchen with stainless steel appliances, large island, eating area, 18 foot wide balcony perfect for BBQ™ing plus a large living room all FLOODED WITH NATURAL LIGHT. Your master retreat (also with a WEST balcony) is the entire top floor. A 2nd large bedroom, bonus room, laundry, additional storage + a Secure/Attached Garage round out this offering. Green spaces nearby include Lougheed House, Tompkins Park and the Connaught Off Leash Dog Park. Go to the pictures for a fuller experience of what this property offers. Large townhouses at this price point rarely com on the market so â€| ACT NOW to book a showing with your favorite Realtor.

Built in 2002

Essential Information

MLS® #	A2238747
Price	\$534,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,584
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1313 7 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1A5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot

Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	24
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX Realty Professionals
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