\$289,900 - 302, 1411 7 Street Sw, Calgary

MLS® #A2268049

\$289,900

2 Bedroom, 2.00 Bathroom, 860 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this amazing 2BDR + 1.5BA condo in the WELL-MAINTAINED Arlington building, ideally located just steps from the vibrant 17th Avenue commercial strip. Enjoy effortless access to a wide selection of restaurants, cafés, banks, fitness centers, and popular retailers including Canadian Tire, Save-On-Foods, Shoppers Drug Mart, Best Buy, and Tim Hortons. A top-ranked school is only a 5-minute walk away, and both the Downtown Core and several beautiful parks are within easy walking distance. The Arlington building has been recently upgraded with a new roof and elevator, along with the newer boiler system. Its exterior shines with stunning mural artwork and is complemented by beautifully landscaped front gardens. This exceptional unit offers a spacious open-concept layout with hardwood flooring in the kitchen and living room. The primary bedroom features generous space, a walk-in closet, and a 2-piece ensuite. You'II also find a second bedroom, a modern 4-piece bathroom, a laundry room, and abundant storage spaceâ€"plus a dedicated parking stall.

Step out from the dining area onto the balcony, perfect for enjoying fresh air and morning coffee while taking in the lively 17th Avenue and downtown views. And when you're ready for your next cup, Analog Coffee is just a block away.

Experience affordable, convenient downtown living, embrace the vibrant urban lifestyle







Built in 1964

Essential Information

MLS®# A2268049 Price \$289,900

Bedrooms 2 2.00 Bathrooms Full Baths 1

Half Baths 1

860 Square Footage Acres 0.00 Year Built 1964

Type Residential Sub-Type **Apartment**

Single Level Unit Style

Active Status

Community Information

302, 1411 7 Street Sw Address

Subdivision Beltline City Calgary County Calgary Province Alberta

Postal Code T2R 1A6

Amenities

Elevator(s) **Amenities**

Parking Spaces 1

Stall Parking

Interior

Interior Features See Remarks

Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Appliances

Washer/Dryer Stacked

Heating Baseboard

Cooling None

of Stories 9

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed October 31st, 2025

Days on Market 1

Zoning CC-MH

Listing Details

Listing Office CIR Realty

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