

443, 1435 7 Avenue NW
Calgary, Alberta

MLS # A2215049



\$210,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home		

Inclusions:	NA
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Affordability with a great location and a fantastic view! Welcome to #443, 1435 7th ave NW. This top floor unit is the perfect 1 bedroom, 1 bathroom property with a million dollar view! Imagine a lifestyle of convenience and vibrancy in this well-managed complex. Ideally positioned with easy access to the trendy boutiques and eateries of Kensington & Hillhurst, this home is also a short walk to the Southern Alberta Institute of Technology (SAIT) and the Alberta College of Arts and Design (ACAD). Why commute and pay for parking at SAIT when you can enjoy a short walk? This unit boasts a good sized balcony to enjoy the incredible view and doubles as a great place to unwind. In addition, the fridge, dishwasher and stove were replaced in 2024. Whether you're looking for your perfect home or a smart investment, this property offers the best of both worlds. Act quick to move in prior to the fall semester!