


808, 1500 7 Street SW

Calgary, Alberta

MLS # A2209474



\$429,900



Division:	Beltline			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	765 sq.ft.	Age:	2012 (13 yrs old)	
Beds:	2	Baths:	2	
Garage:	Stall, Underground			
Lot Size:	-			
Lot Feat:	Back Lane, Landscaped			
Heating:	Baseboard, Natural Gas		Water:	-
Floors:	Ceramic Tile, Laminate		Sewer:	-
Roof:	-		Condo Fee:	\$ 630
Basement:	-		LLD:	-
Exterior:	Concrete, Stucco		Zoning:	DC
Foundation:	-		Utilities:	-
Features: Floorplan	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open			
Inclusions:	N/A			

Welcome to your inner-city retreat at The Drake, located in one of the best spots in the Beltline. This 2 bed, 2 bath corner unit sits on the 8th floor, offering great downtown views and a functional layout that suits both quiet nights in and everything 17th Ave has to offer right outside your door. You're steps away from some of Calgary's best restaurants, coffee shops, fitness studios, parks and shopping. Inside, the unit opens with a proper entryway, including laundry and storage tucked neatly out of the way. There's a 3-piece bathroom just off the hall ideal for guests or roommates. The main living area is bright and open, with floor-to-ceiling windows bringing in natural light and showcasing the city beyond. The kitchen features granite countertops, stainless steel appliances, plenty of cabinet space, and a breakfast bar island which is perfect for cooking or casual meals. The primary bedroom includes more downtown views and a private ensuite, while the second bedroom works well as a guest room, home office, or whatever else you need. You'll also appreciate the titled underground parking stall, separate storage unit, and balcony to enjoy your morning coffee or evening glass of wine. It isn't often units on this corner are for sale and it's really the perfect space and location, offering the best of inner-city living with everything you need close by.