

\$225,000 - 444, 1435 7 Avenue Nw, Calgary

MLS® #A2259541

\$225,000

1 Bedroom, 1.00 Bathroom, 651 sqft

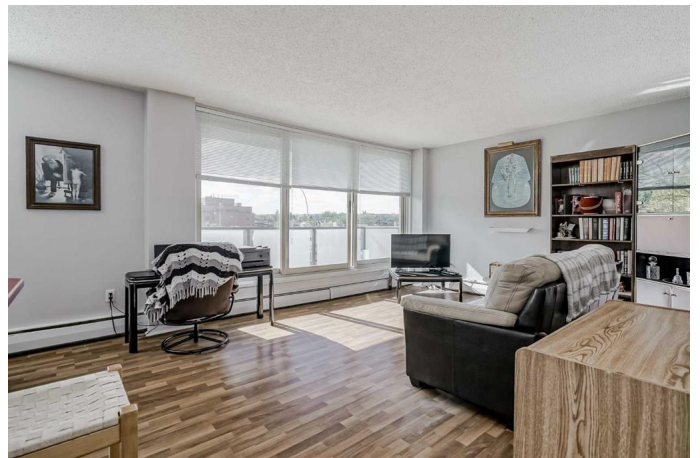
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Perched on the 4th floor with incredible, unobstructed views of the downtown Calgary skyline (besides a few trees), this fantastic one-bedroom condo is a must-see. Prepare to be impressed by the abundant natural light flooding the unit through wall-to-wall, south-facing windows. The bright atmosphere enhances the spacious layout, which includes a great kitchen, a dedicated dining nook, and a large living room featuring patio doors leading directly to your south-facing private balcony. Enjoy morning coffee or evening cocktails with the city as your backdrop, overlooking a peaceful green space just behind the building. This is one of the few units in this desirable, 18+ adult living complex to offer the ultimate convenience of in-suite laundry. The large bedroom provides a comfortable retreat, complemented by a full 4-piece main bathroom. The location is unbeatable: you're just down the hill from SAIT, surrounded by parks and shopping, and have quick, easy access straight to downtown. Whether you are a student, a first-time buyer looking for a vibrant location, or an investor seeking a high-demand rental, this unit is a brilliant opportunity. Don't miss your chance to secure a view and a lifestyle that few other condos can offer!

Built in 1970

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2259541 |
| Price | \$225,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 651 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 444, 1435 7 Avenue Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0Z3 |

Amenities

| | |
|----------------|-------------------|
| Amenities | Laundry |
| Parking Spaces | 1 |
| Parking | Off Street, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Radiant |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Balcony |
| Construction | Brick, Mixed |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 25th, 2025 |
| Days on Market | 1 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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