

# \$549,900 - 1313 7 Street Sw, Calgary

MLS® #A2238747

**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,584 sqft

Residential on 0.00 Acres

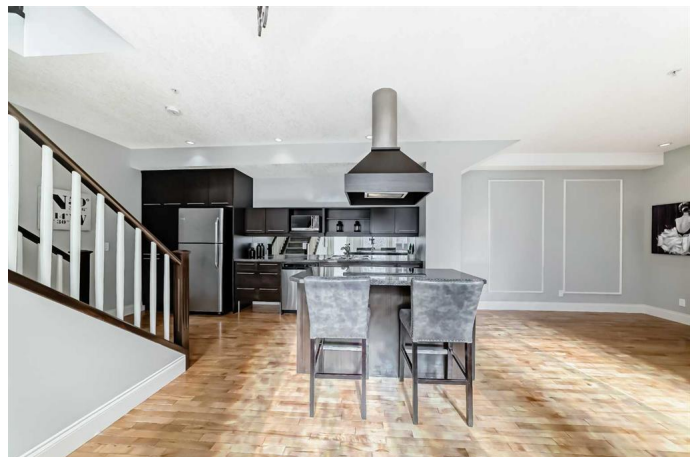
Beltline, Calgary, Alberta

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      | \$549,900 |
| 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 | 8               |
| Zoning         | CC-MH           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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