



# 1435 7 Avenue Calgary Alberta

\$234,900

Affordability meets functionality! Welcome to #343, 1435 7th ave NW! Here is the perfect 1 bedroom property with a Million Dollar view, but without the price tag! This well managed complex is ideal for those looking to get into the rental game, with its close proximity to trendy Kensington & Hillhurst as well as just a quick stroll to the Southern Alberta Institute of Technology (SAIT). Located on the 3rd floor this secure location is spacious and highly functional! The views are impressive and soaked in sunny south sunlight year round! With a park directly off your large balcony, this rare location provides a perfect spot to relax after a long day. There is also an assigned parking stall directly outside the main entrance for added convenience. Take a walk through Kensington to discover some of Calgary's trendiest shops and restaurants. If you're looking for a home or the perfect investment opportunity, this fantastic property caters to both. Quick possession available! Book your private showing today! (id:6769)

Kitchen 6.42 Ft x 7.25 Ft

Dining room 11.25 Ft x 6.50 Ft

Living room 17.00 Ft x 13.42 Ft

Primary Bedroom 14.83 Ft x 10.58 Ft

Laundry room 2.92 Ft x 3.75 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Other 8.00 Ft x 3.42 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.yournexthomeyc.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca