

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

MLS® #A2259541

**\$225,000**

1 Bedroom, 1.00 Bathroom, 651 sqft

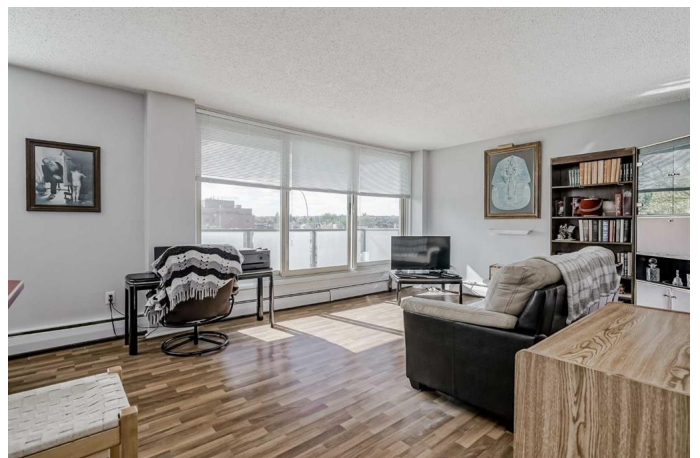
Residential on 0.00 Acres

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 | 28                   |
| Zoning         | M-C2                 |

### **Listing Details**

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

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