RE/MAX GRANDE PRAIRIE

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309, 1500 7 Street SW
Calgary, Alberta

MLS # A2248975

$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	**Age:**	2013 (12 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Tile, Wood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 407
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: Window Coverings

Welcome to this gorgeous 1 bedroom, 1 bathroom condo in one of Calgary's most desired buildings, The Drake. This home really does have it all with 492 square feet of living space and an ABSOLUTELY MASSIVE TERRACE. As you walk in you are greeted with beautiful dark wood floors throughout the home starting with your kitchen, equipped with stainless steel built-in appliances, glass cook-top, granite counter tops, and a eat up bar area. Your kitchen flows into your living room making for a perfect entertaining space and is wrapped with floor to ceiling windows overlooking your expansive terrace. Your bedroom is large enough for all of your bedroom furniture and has a pocket door for direct access to your full bathroom. The terrace of this unit is ONE OF THE LARGEST IN THE BUILDING and is really what makes this unit special as there are only a few units that offer such a large outdoor space. This space is great for entertaining, BBQ'ing with friends and family, gardening, morning coffee or just basking in the sun. Truly a unique offering. The home comes with titled underground parking and a titled storage unit. The Drake is one of the most sought after buildings in Calgary being steps away from 17th avenue shops, restaurants, parks, pathways and not far from the river. There are great schools in the area and access to transit to get wherever you need to go in the city. Do not miss out on this opportunity to own this great home with huge outdoor space in a wonderful building.

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