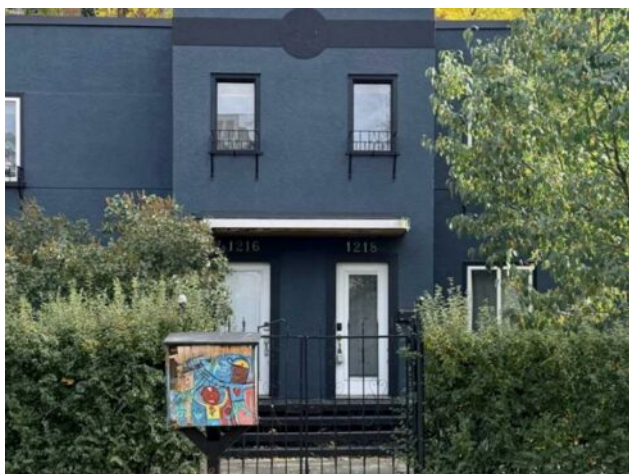


1218 7 Street SW
Calgary, Alberta

MLS # A2263013



\$349,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	973 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Unassigned		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Street Lighting		

Heating:	Baseboard, Natural Gas
Floors:	Hardwood, Tile
Roof:	Tar/Gravel
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Breakfast Bar, Open Floorplan, Skylight(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 694
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: NA

**** O P E N ** H O U S E ** SAT. OCTOBER 11, FROM 2PM - 3:30PM **** Welcome to this stylish 2-bedroom, 1-bathroom gem in the heart of Calgary's vibrant Beltline district! Offering 973 sq ft of character-rich living space, this unique home features a cool retro industrial vibe with exposed brick accents in the kitchen — perfect for design lovers who appreciate bold, timeless aesthetics. Enjoy an unbeatable downtown lifestyle, just steps from restaurants, shopping, nightlife, and public transit. This walkable location is a dream for urban dwellers! Includes assigned outdoor parking stall (#6). Don't miss your chance to own a piece of one of Calgary's most dynamic neighborhoods! Urban Flats has had some updating with windows and building was painted.