



DJ Golden
REAL ESTATE

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443, 1435 7 Avenue NW
Calgary, Alberta

MLS # A2215049



\$237,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 632 sq.ft. | Age: | 1970 (55 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------------------------|------------|--------|
| Heating: | Radiant | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 395 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Mixed | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Animal Home | | |

Inclusions: NA

Affordability with a great location and a fantastic view! Welcome to #443, 1435 7th ave NW. This top floor unit is the perfect 1 bedroom, 1 bathroom property with a million dollar view! Imagine a lifestyle of convenience and vibrancy in this well-managed complex. Ideally positioned with easy access to the trendy boutiques and eateries of Kensington & Hillhurst, this home is also a short walk to the Southern Alberta Institute of Technology (SAIT) and the Alberta College of Arts and Design (ACAD). This unit boasts a good sized balcony to enjoy the incredible view and doubles as a great place to unwind. In addition, the fridge, dishwasher and stove were replaced in 2024. Whether you're looking for your perfect home or a smart investment, this property offers the best of both worlds. Don't miss out – book your private showing today! Please provide 24 hours notice for Tenant.