

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

MLS® #A2259541

\$225,000

1 Bedroom, 1.00 Bathroom, 651 sqft

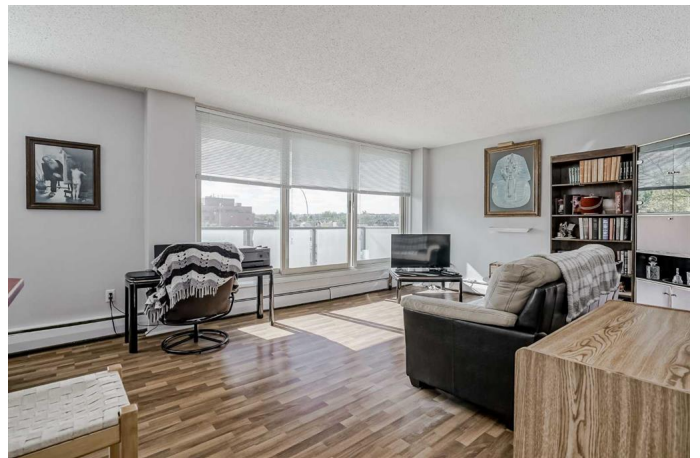
Residential on 0.00 Acres

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	5
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.