

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

MLS® #A2259541

\$225,000

1 Bedroom, 1.00 Bathroom, 651 sqft

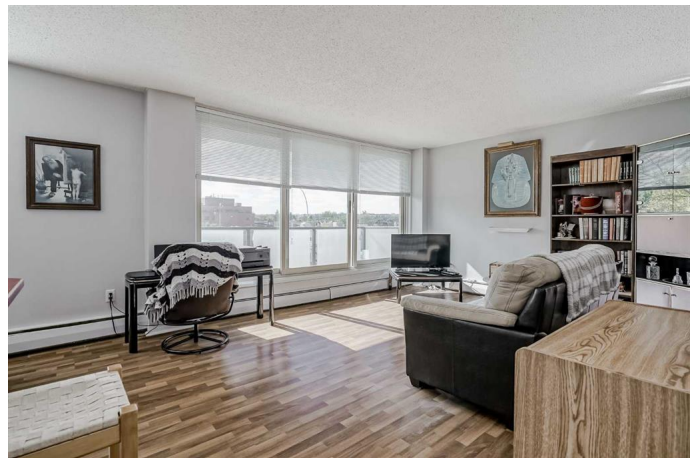
Residential on 0.00 Acres

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	12
Zoning	M-C2

Listing Details

Listing Office	eXp Realty
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