

# \$247,900 - 443, 1435 7 Avenue Nw, Calgary

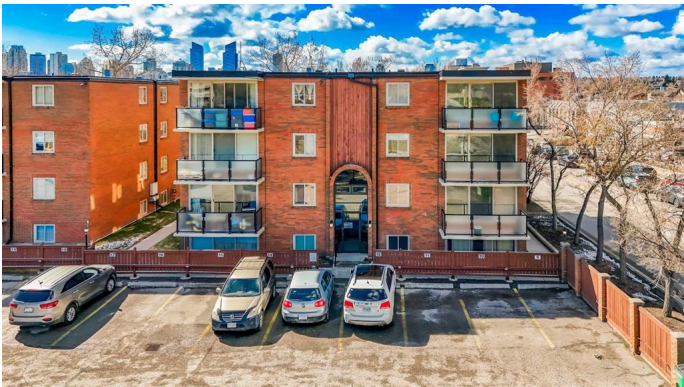
MLS® #A2215049

## \$247,900

1 Bedroom, 1.00 Bathroom, 632 sqft  
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

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 â€” book your private showing today! Please provide 24 hours notice for Tenant.



Built in 1970

## Essential Information

MLS® #	A2215049
Price	\$247,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	632
Acres	0.00

Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	443, 1435 7 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0Z3

### Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Radiant
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Mixed

### Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	M-C2

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.