

# \$289,900 - 302, 1411 7 Street Sw, Calgary

MLS® #A2268049

**\$289,900**

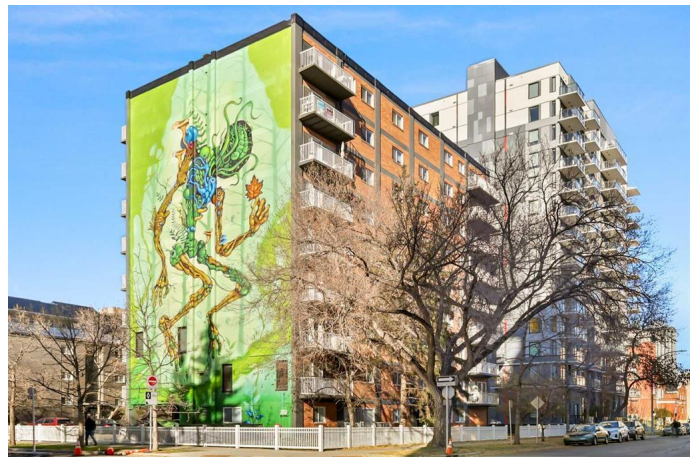
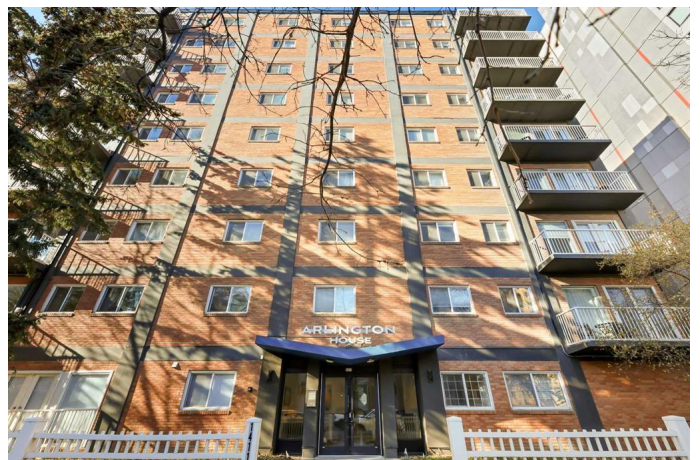
2 Bedroom, 2.00 Bathroom, 860 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this amazing 2BDR + 1.5BA condo in the WELL-MAINTAINED Arlington building, ideally located just steps from the vibrant 17th Avenue commercial strip. Enjoy effortless access to a wide selection of restaurants, caf  s, banks, fitness centers, and popular retailers including Canadian Tire, Save-On-Foods, Shoppers Drug Mart, Best Buy, and Tim Hortons. A top-ranked school is only a 5-minute walk away, and both the Downtown Core and several beautiful parks are within easy walking distance. The Arlington building has been recently upgraded with a new roof and elevator, along with the newer boiler system. Its exterior shines with stunning mural artwork and is complemented by beautifully landscaped front gardens. This exceptional unit offers a spacious open-concept layout with hardwood flooring in the kitchen and living room. The primary bedroom features generous space, a walk-in closet, and a 2-piece ensuite. You  ll also find a second bedroom, a modern 4-piece bathroom, a laundry room, and abundant storage space  plus a dedicated parking stall.

Step out from the dining area onto the balcony, perfect for enjoying fresh air and morning coffee while taking in the lively 17th Avenue and downtown views. And when you  re ready for your next cup, Analog Coffee is just a block away.

Experience affordable, convenient downtown living, embrace the vibrant urban lifestyle



â€”donâ€™t miss this opportunity!

Built in 1964

### Essential Information

MLS® #	A2268049
Price	\$289,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	860
Acres	0.00
Year Built	1964
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 1411 7 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1A6

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	9

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	CC-MH

## Listing Details

Listing Office	CIR 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.