

# \$229,900 - 605, 1411 7 Street Sw, Calgary

MLS® #A2262003

**\$229,900**

1 Bedroom, 1.00 Bathroom, 442 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

A perfect opportunity for investors or first-time buyers, this beautifully updated 1-bedroom condo in the sought-after Arlington House offers an unbeatable location in Calgary's vibrant Beltline. Just steps to neighbourhood parks, the historic Lougheed House, and the endless restaurants, cafes, and boutiques along 17th Avenue, this home blends modern comfort with urban convenience.

Perched on the 6th floor, this bright corner unit features an open-concept layout with hardwood floors, a maple kitchen with raised breakfast bar, and a spacious living room with French doors leading to a large west-facing balcony—ideal for enjoying sunsets and sweeping city views.

The generously sized bedroom includes a large closet, while the stylish bathroom offers a full tile tub/shower surround and tile floors. You'll also enjoy the convenience of in-suite laundry with a European-style washer/dryer combo, plus plenty of pantry and storage space.

This well-managed brick and concrete building provides assigned outdoor parking with plug-in, secure bike storage, and an inviting lobby. Condo fees include heat and water/sewer, and the building is pet-friendly with board approval.

All of this in a prime location—minutes to transit, Stampede Park, the new convention centre, downtown offices, and recreation facilities. Move-in ready with quick possession available.



Built in 1964

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262003          |
| Price          | \$229,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 442               |
| Acres          | 0.00              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 605, 1411 7 Street Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1A6               |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Parking        |
| Parking Spaces | 1                           |
| Parking        | 220 Volt Wiring, Off Street |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                                                         |
| Appliances        | Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Oven, Refrigerator |
| Heating           | Baseboard, Natural Gas                                                                                |
| Cooling           | None                                                                                                  |
| # of Stories      | 8                                                                                                     |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete

**Additional Information**

Date Listed            October 10th, 2025  
Days on Market        18  
Zoning                 CC-MH

**Listing Details**

Listing Office           ROYAL LEPAGE SOLUTIONS

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