

# \$225,000 - 401, 1730 7 Street Sw, Calgary

MLS® #A2253202

## \$225,000

1 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

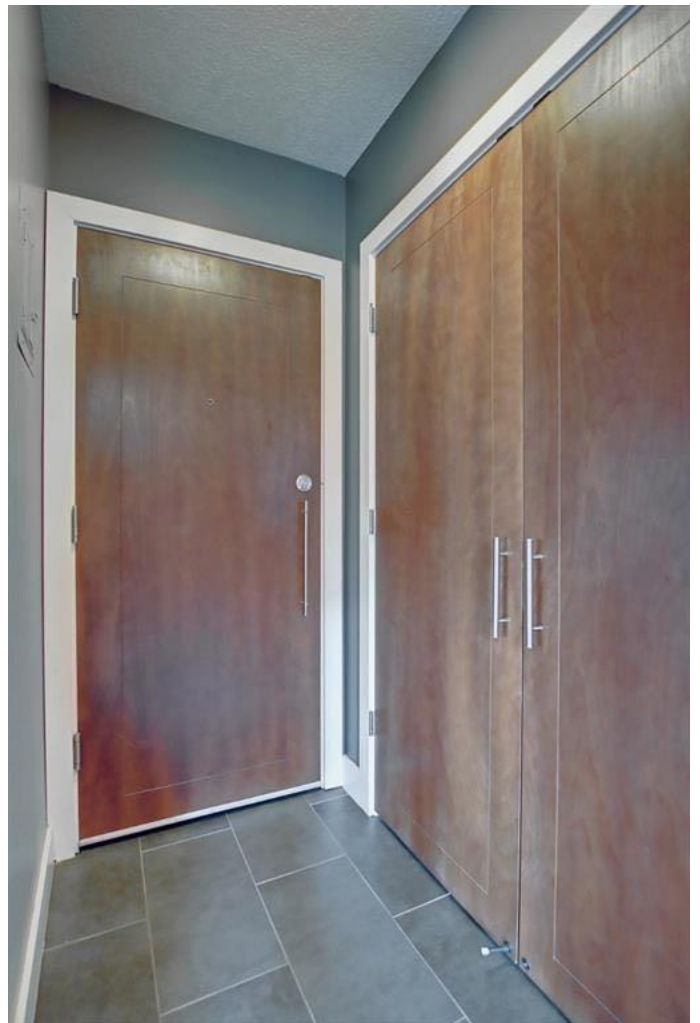
Lower Mount Royal, Calgary, Alberta

Welcome to this stylish and thoughtfully designed, top-floor 1-bedroom, 1-bathroom condo in the heart of Lower Mount Royal offers unbeatable location and charm just steps from 17th Avenue. Featuring custom woodwork throughout, including built-in bookshelves and a unique revolving media center that allows for a 60" TV viewable from both the living room and bedroom, this open-concept suite is filled with character and function. The bright west-facing layout includes oversized patio doors leading to a large balcony—perfect for entertaining with great views, sunshine, and space for a BBQ and patio set. The kitchen boasts a granite breakfast bar, ample cabinetry, a built-in wine rack, and tile flooring, while in-suite laundry adds everyday convenience. With assigned parking, extra storage, and stunning curb appeal in a well-maintained building, this condo is ideal for first-time buyers, professionals, or investors looking to enjoy one of Calgary's most desirable inner-city neighborhoods.

Built in 1967

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253202  |
| Price     | \$225,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 573               |
| Acres          | 0.00              |
| Year Built     | 1967              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401, 1730 7 Street Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 2W6               |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking                  |
| Parking Spaces | 1                        |
| Parking        | Parkade, Stall, Assigned |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Built-in Features, Bookcases                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                             |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

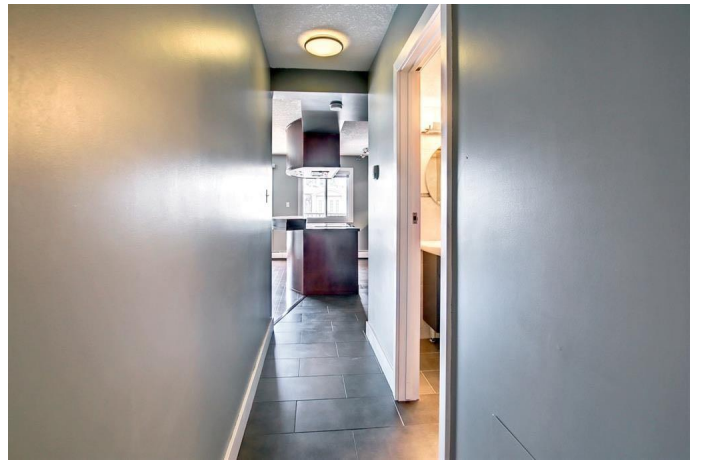
### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 9                   |
| Zoning         | M-C2                |

### Listing Details



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