

# \$424,000 - 503, 110 7 Street Sw, Calgary

MLS® #A2240966

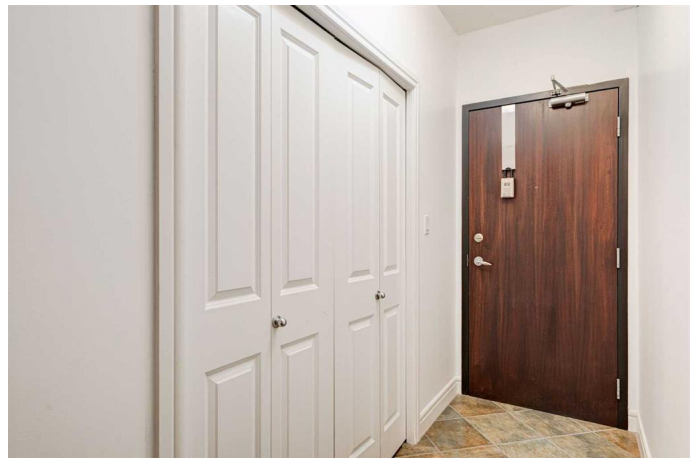
**\$424,000**

1 Bedroom, 1.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Sophisticated 1 bedroom + a den, 5th floor unit with downtown and river views. Ideally located in the heart of Eau Claire just one block from the Peace Bridge, Princeâ€™s Island and the Bow River. This executive unit is stylishly designed with timeless finishes, central air conditioning and an open floor plan creating an airy ambience. Inspiring culinary exploration, the kitchen is the true hub of the home featuring granite countertops, stainless steel appliances, full-height cabinets and a full-sized centre island with a breakfast bar for casual eats. Gather over large meals or host guests in the adjacent dining room with unobstructed sightlines ensuring easy connectivity. Sit back and relax in front of the warm gas fireplace in the inviting living room or enjoy peaceful coffees on the balcony with east exposure for early morning sun. Downtown and river views provide the breathtaking backdrop to your summer barbeques and outdoor unwinding time. French doors lead to the den, perfect for guests or a home office. Retreat at the end of the day to the calming primary complete with access to the stylish 4-piece bathroom. Adding to your comfort and convenience are in-suite laundry, titled parking, a separate storage locker, a car wash and a full-time concierge. Truly an exceptional condo in an amenity-rich building that is an outdoor loverâ€™s dream - walk or bike downtown, stroll along the river or visit the many shops, cafes and restaurants that this vibrant community has to offer. Close



to the future green line and the new redevelopment site planned for the old market area. This outstanding location has it all! Condo fee includes ALL UTILITIES (except internet/TV).

Built in 2003

### **Essential Information**

MLS® #	A2240966
Price	\$424,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	885
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	503, 110 7 Street Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M9

### **Amenities**

Amenities	Bicycle Storage, Car Wash, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	14

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Charles
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