302 1730 7 Street

Calgary | Active | MLS® A2329440

$194,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1967**	**575.8 sq. ft.**

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Listed by First Place Realty

A closer look

Welcome to this beautifully updated one-bedroom corner suite in the heart of Lower Mount Royal. Offering a perfect blend of modern upgrades, quality finishes, and an exceptional walkable location, this home is move-in ready and available for immediate possession.

Updated in 2026, this residence features brand-new tile flooring throughout the kitchen, bathroom, and hallway, creating a seamless modern flow throughout the home. The plumbing and piping have also been updated, providing an important improvement for long-term comfort and peace of mind.

The thoughtfully designed open-concept layout features beautiful built-in quality cabinetry, granite countertops, and a spacious kitchen island with seating. The kitchen provides excellent workspace and storage, making it ideal for everyday living, entertaining, or working from home.

A standout feature is the rotating entertainment wall with built-in shelving and storage, offering flexible viewing options from both the living room and bedroom while maximizing functionality in this well-designed space.

The renovated bathroom features contemporary tile finishes and a modern aesthetic. Enjoy afternoon sunshine from the west-facing private balcony surrounded by mature trees, offering a peaceful outdoor retreat in the city. Additional features include in-suite laundry, dedicated storage, and covered assigned parking.

Located in Lower Mount Royal, this home places you steps from the vibrant 17 Avenue SW corridor, with restaurants, cafés, boutique shopping, fitness facilities, and everyday conveniences nearby. Enjoy the convenience of inner-city living while being within the sought-after Western Canada High School catchment area.

A rare opportunity to own a thoughtfully updated inner-city home offering quality finishes, functional design, and one of Calgary’s most desirable urban lifestyles.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329440
Bedrooms	1
Bathrooms	1
Year Built	1967
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	575.8 sq. ft.
Condo Fee:	$706.89
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	1
Year built:	1967 (Age: 59)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0510018

Heating:	Hot Water
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Parking, Snow Removal, Storage
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 13' × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features

Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-1730-7-street-calgary-a2329440/

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