

\$1,299,900 - 415 7a Street Ne, Calgary

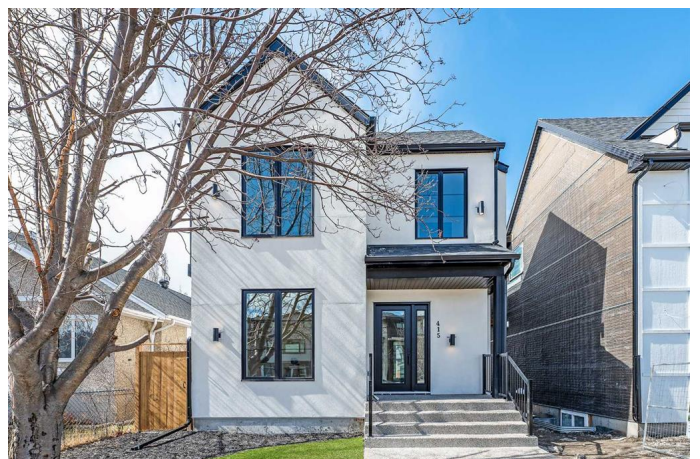
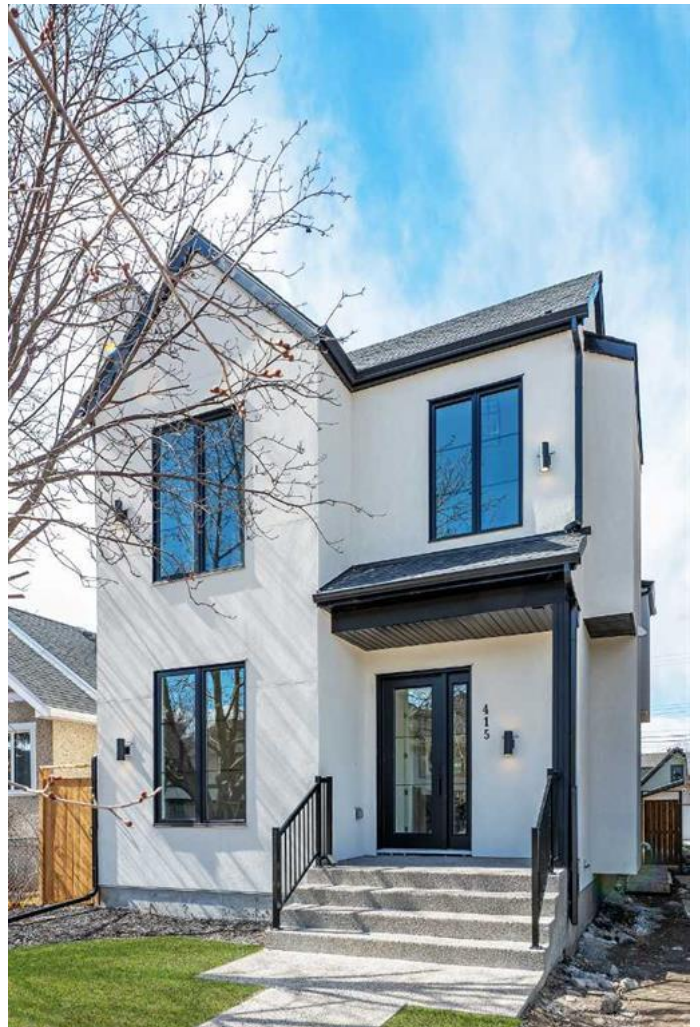
MLS® #A2122111

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,209 sqft
Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Nestled in the heart of the historic Bridgeland neighborhood, this stunning 3+1 bedroom home by Willow Haven Designer Homes epitomizes modern elegance, boasting over 3100 sq ft of meticulously crafted living space. Entering the open main level, you're greeted by wide plank hardwood floors and soaring ceilings, enhanced by recessed lighting and chic fixtures. The kitchen, a focal point of luxury, features quartz countertops, a stainless steel farmhouse sink atop a spacious island/eating bar, ample storage, and a high-end stainless steel appliance package. The adjacent dining area seamlessly transitions to the inviting living room anchored by a captivating fireplace and custom built-ins. Tucked away from the main hub, a private office offers an ideal retreat for productive work-from-home days. Conveniently completing the main level is a well-appointed mudroom and a sophisticated 2-piece powder room. Ascend to the second level, where three bedrooms await, accompanied by a laundry room boasting a sink and additional storage, along with a stylish 4-piece Jack & Jill bathroom. The primary suite, boasting a vaulted ceiling, presents a walk-in closet and a lavish 5-piece ensuite with dual sinks, a rejuvenating freestanding soaker tub, and a separate shower. Venturing to the basement, discover a spacious recreation/media room with a wet bar, a fourth bedroom, and another full bath, ideal for entertaining or relaxation. Outside, the sunny west-facing backyard



beckons with a patio and access to a convenient double detached garage. Experience the epitome of urban living with unparalleled convenience, just steps from Bridgeland Market, Blush Lane Organic Market, Tom Campbell Hill, Bow River pathways, acclaimed restaurants, cafes, schools, and public transit. Easy access to Edmonton Trail and Memorial Drive ensures effortless connectivity to all that Calgary has to offer.

Built in 2023

Essential Information

MLS® #	A2122111
Price	\$1,299,900
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,209
Acres	0.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	415 7a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E9

Amenities

Parking Spaces	2
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Parking Double Garage Detached

Interior

Interior Features Bar, Bookcases, Breakfast
Organizers, Double Vanity,
Home, No Smoking Home, C
Lighting, Soaking Tub, Vaulted

Appliances Dishwasher, Dryer, Freeze
Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Front Yard, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024

Date Sold May 17th, 2024

Days on Market 36

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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