

\$1,350,000 - 227 7a Street Ne, Calgary

MLS® #A2144455

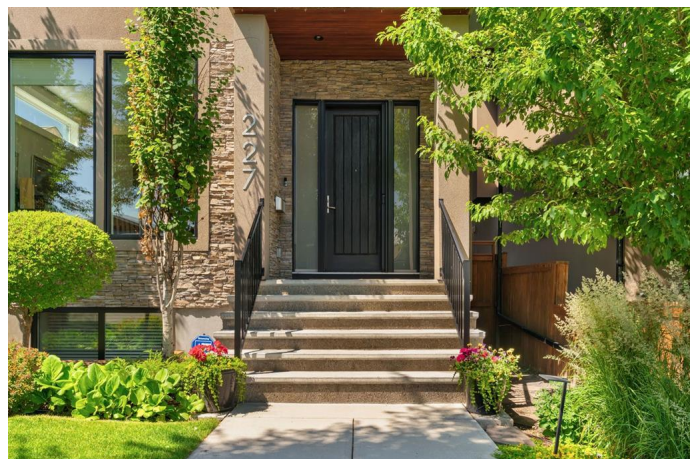
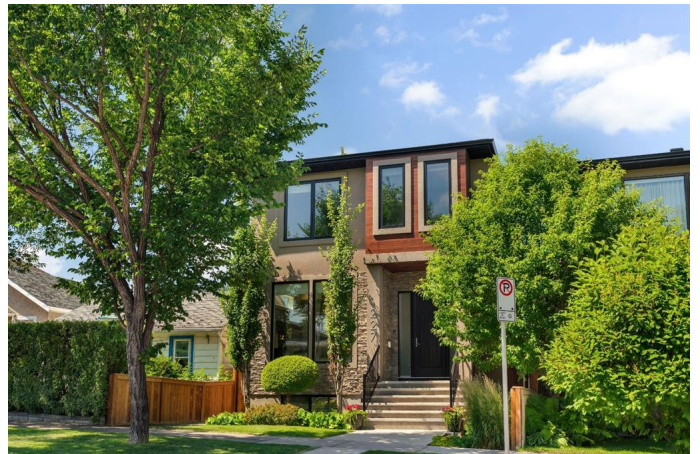
\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,030 sqft

Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to the community of Bridgeland/Riverside, one of Calgary's best inner-city communities with excellent walking scores to the many amenities of the community and the Bow River. This modern one-of-a-kind built infill home has the advantage of revenue potential with a legal suite or could be used for family as independent living with separate entrance. The detail that was put into this home ensures all the boxes are checked, including custom cabinetry, in-floor heating in the legal sited basement and a tranquil backyard with water feature. The main level of the home is spacious with hardwood flooring, dining room and living room with a gas fireplace. This kitchen is spacious with a 14-foot island, plenty of room for food preparation and family gatherings. Top of the line appliances include a 6-burner gas range, a wine fridge and there is a large pantry with lots of additional storage. A large foyer, half bathroom and easy exit to your backyard complete the main floor. Upstairs a massive primary bedroom featuring a large ensuite with oversized shower, soaking tub, heated flooring and skylight, a generous walk-in closet, plenty of room for king sized bed and furniture placement, a gas fireplace plus a separate balcony to enjoy the downtown city skyline before capping off the day. This level also has two additional bedrooms, one with the convenience of a cheater door to the main 4-piece bathroom and the laundry room. The lower level has a



separate access to the legal suite, which is self-contained and has a good-sized living room, kitchen with eating area, a large primary bedroom with walk-in closet and a 4-piece bathroom with laundry. Outside there is a separate patio area for the legal suite as well as a stall parking space for the basement occupant to use. The double detached garage has shelving for storing off season items. The west back yard is tranquil and sunny with plenty of space for your patio furniture. Many additions to the home include water softener, Central air, built-in Vacuum, HRV system, professional landscaping, built-in sprinklers, waterfall feature and landscape lighting, separate alarm systems for legal suite and main house and the basement has 9-foot ceilings. Located close to many amenities, restaurants, transit, schools and walking distance or a quick drive to downtown. Call today to view this beautiful property and Welcome Home!

Built in 2015

Essential Information

MLS® #	A2144455
Price	\$1,350,000
Sold Price	\$1,323,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	227 7a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4E7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Stall

Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Underground Sprinklers, Yard Lights, Rectangular Lot, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 26th, 2024
Days on Market	10

Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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