



THE
A-TEAM

**RE/MAX
FIRST**

70 7 Street, Calgary T2E 4B7

MLS® #: **A2164573** Area: **Bridgeland/Riverside** Listing Date: **09/12/24** List Price: **\$695,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1912**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped,Level,Treed,Views**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Natural Woodwork,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 11`11"	Living Room	Main	14`3" x 11`4"
Kitchen	Main	11`3" x 9`7"	Laundry	Main	9`4" x 4`8"
Furnace/Utility Room	Basement	9`10" x 10`2"	Bedroom - Primary	Second	14`0" x 11`4"
Bedroom	Second	11`6" x 9`10"	4pc Bathroom	Second	6`10" x 5`10"
Walk-In Closet	Second	2`11" x 7`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4301R**

Zoning: **DC**

Remarks

Pub Rmks: **Welcome to "The Little House on the Prairies". Nestled in the heart of Bridgeland, this 1,040 sq ft corner lot home offers the perfect blend of urban convenience and cozy living. Flooded with natural light from large windows facing all directions, the open-concept main floor features a spacious living area, dining space, and well-appointed kitchen. Upstairs, two generous bedrooms and a full bathroom provide comfortable private spaces. Upgrades include electrical service, mechanical improvements, and energy-efficient windows. Roof has also been replaced a few years back. The inviting front yard and deck await your personal touch, while the prime location grants easy access to community amenities and city attractions. Experience the warmth and charm of this Bridgeland gem. Schedule your viewing today and discover your new urban oasis.**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











