



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**422 7 Street, Calgary T2E4C4**

MLS® #: **A2167182**      Area: **Bridgeland/Riverside**      Listing Date: **09/19/24**      List Price: **\$1,050,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **3,035 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot, Views**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,742**  
 Low Sqft:  
 Ttl Sqft: **1,742**

DOM

**9**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Stucco, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Other**      Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Brick/Mortar**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Central Vacuum, Granite Counters, Open Floorplan, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 13`3"	Dining Room	Main	15`8" x 8`9"
Bedroom - Primary	Second	11`11" x 13`9"	Bedroom	Second	11`11" x 10`8"
Bedroom	Basement	10`10" x 11`6"	3pc Bathroom	Basement	
5pc Ensuite bath	Second		Kitchen	Main	11`11" x 12`8"
Office	Main	8`11" x 13`3"	Bedroom	Second	9`3" x 12`0"
Family Room	Basement	13`0" x 16`10"	2pc Bathroom	Main	
4pc Bathroom	Second				

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**0512648**

**R-C2**

Remarks

Pub Rmks:

**Welcome to your dream home in the heart of Bridgeland, Calgary! This stunning detached residence combines modern elegance with comfortable living. As you step inside, you'll be greeted by an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas. The tasteful decor and sleek finishes are highlighted by a modern fireplace, creating a warm and stylish ambiance. The gourmet kitchen features a huge granite island, perfect for entertaining, along with high-end appliances that will delight any chef. The fully developed basement offers additional living space with a family room, a bathroom with a large walk-in shower, and a large bedroom—ideal for guests or as a cozy retreat. Upstairs, you'll find three beautifully appointed bedrooms. The master suite is a true sanctuary, featuring a vaulted ceiling and a private deck that overlooks the downtown skyline. Enjoy the convenience of a walk-in closet and a spa-like ensuite with separate vanities, a large soaker tub, and a walk-in shower. 2 additional bedrooms including one w/ large walk-in closet & 4pc bath and linen closet to finish off upstairs. The basement is complete with family room, 4th bedroom, stunning 3pc bathroom, laundry room & plenty of storage. Low maintenance backyard w/ large aggregate patio & green space. Solar panels, heated mudroom floor, tasteful wallpaper and air conditioning complete this wonderful inner city home. Nestled in the vibrant Bridgeland community, this home beautifully combines urban convenience with suburban charm. Stroll along the tree-lined streets and discover local shops, trendy cafes, and delightful restaurants. Enjoy easy access to the Bow River pathways for outdoor adventures and take advantage of being within walking distance to downtown, the LRT, the zoo, St. George's Island Park, and off-leash areas. With top-notch schools and a strong sense of community, Bridgeland is the perfect place to call home.**

Inclusions:

**N/A**

Property Listed By:

**homeFree**

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









