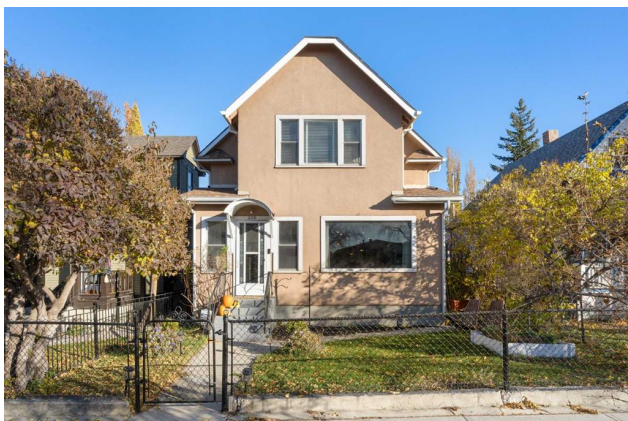




416 7 Street, Calgary T2E4C4

MLS®#: **A2176753** Area: **Bridgeland/Riverside** Listing Date: **11/01/24** List Price: **\$749,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1910**
Lot Information
 Lot Sz Ar: **3,293 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,673**
 Low Sqft:
 Ttl Sqft: **1,673**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Street Lighting,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Barrel/Cistern(s),Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`0" x 4`11"	Nook	Main	8`11" x 8`0"
Den	Main	12`0" x 5`2"	Dining Room	Main	12`0" x 8`8"
Foyer	Main	8`11" x 6`7"	Exercise Room	Main	8`11" x 8`4"
Kitchen	Main	12`0" x 12`2"	Laundry	Main	7`11" x 7`7"
Living Room	Main	12`0" x 9`10"	4pc Bathroom	Second	6`2" x 9`3"
Bedroom	Second	11`10" x 7`10"	Family Room	Second	14`11" x 9`8"
Office	Second	13`10" x 5`2"	Bedroom - Primary	Second	11`10" x 10`9"

Walk-In Closet

Second

9`0" x 5`6"

Bedroom
Legal/Tax/Financial

Second

8`11" x 8`6"

Title:
Fee Simple
Legal Desc:

4647V

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 416 7 Street NE -- A Beautifully Unique 3-Bedroom, 2-Bathroom Home that embodies the Perfect Blend of Character and Modern Living! Recent Chic Updates over the Past 4 Years Include: Thoughtfully TRANSFORMED and RENOVATED Living / Dining / Kitchen Areas on the Main Floor featuring Luxury Vinyl Plank Herringbone Flooring throughout; a Deluxe 3-Piece Washroom; Modern Kitchen with All Stainless Steel Appliances and Quartz Countertops, Breakfast Bar/Island, and Nook Area; Extended Ceiling-Height Cupboards; Contemporary Light Fixtures; Fresh/Updated Wall Finishes; Bright, Open Floor Plan Concept; Stone Patio in Backyard with Pergola; and *Brand New* Lush Carpet Installation on the Main Staircase and throughout the 2nd Floor. The Upper Level boasts 3 Bedrooms, Additional Cozy Family Room, a Tranquil 4-Piece Bathroom with Clawfoot Soaker Tub, plus 2 Flex Areas that can serve as a Home Office/Den, Walk-In Closet, Sun Room, or whatever your Design/Function Inspiration desires! The Main Floor also features an Extra Flex Room which can serve as a Home Gym, Office, Media/Gaming Room, or whichever else your Imagination envisions. There is also a separate Main Floor Laundry Room, and the Basement is an Awesome Space for Ample Storage - - OR -- Future Potential Development. The Fenced-In Backyard features a Lovely Area for Outdoor Entertaining or Simply Relaxing in your own Private Retreat; an Extended-Length, Single Car Garage which offers even more Storage Space; and an Additional Parking Pad to house another vehicle if you so choose. With Easy Access to City Transit and Major Roadways, you can Explore and Discover Numerous, Vibrant Amenities including Community Parks, the Bow River, and the Trendy and Eclectic Shops, Boutiques, Restaurants and Cafes that the Highly Sought-After Bridgeland Community has to offer. There is SO much to Experience and Enjoy with this Gem! Schedule your Showing Today!**

Inclusions: **Closet Organizer in Walk-In Closet (2nd Floor), Electric Fireplace in Living Room, Window Blinds, Garage Door Opener (As-Is), Wall Clock in Nook Area (beside Kitchen), In Backyard: Pergola, Rain Barrel, and Above-Ground Planters.**

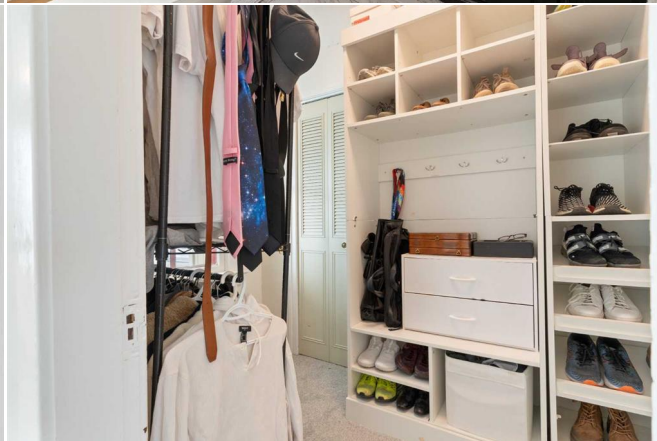
Property Listed By: **CIR Realty**

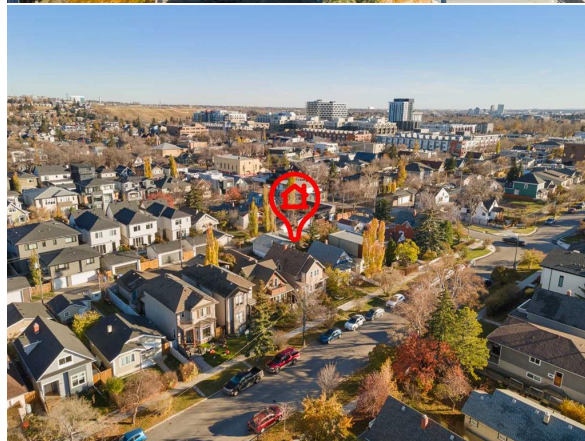
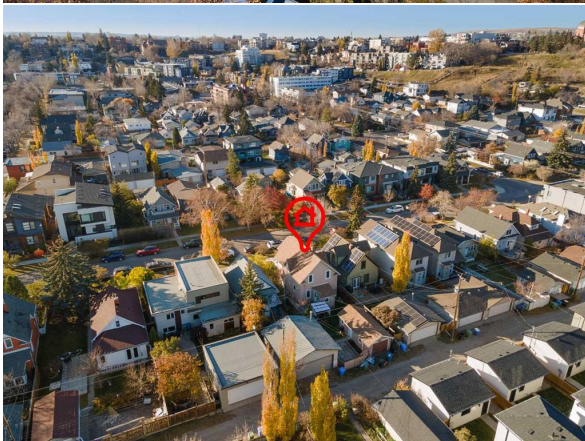
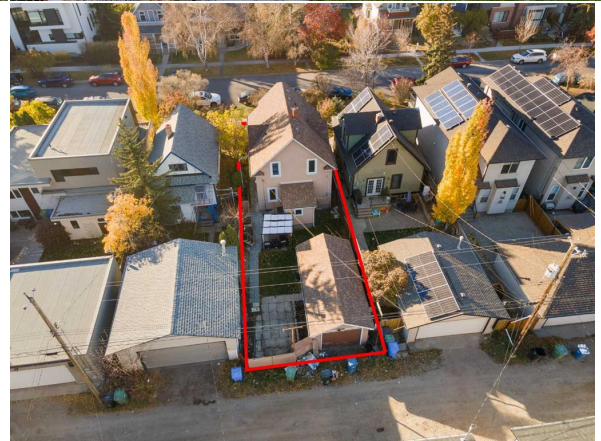
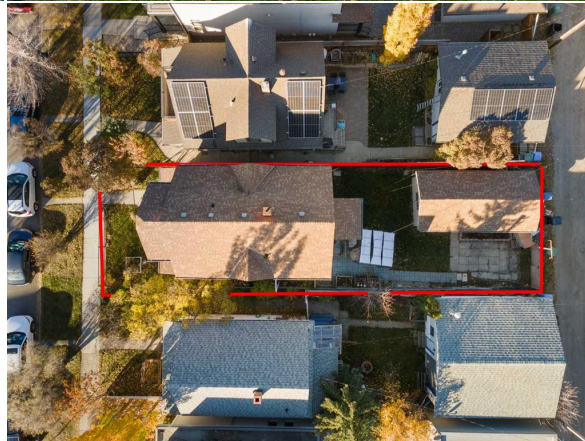
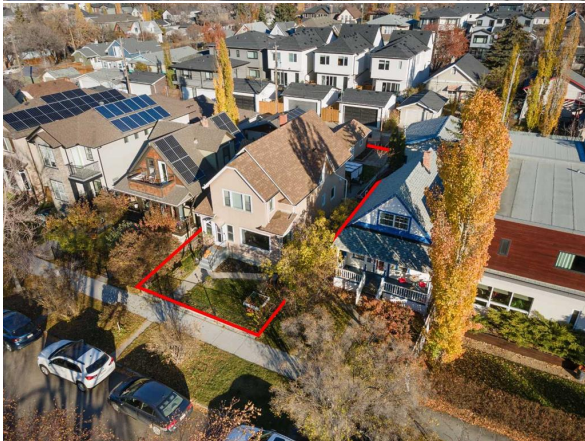
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











416 7 St NE, Calgary, AB

1st Floor Exterior Area 855.29 sq ft



PREPARED: 2024/10/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

416 7 St NE, Calgary, AB

2nd Floor Exterior Area 609.56 sq ft



PREPARED: 2024/10/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

416 7 St NE, Calgary, AB

Basement (Below Grade) Exterior Area 519.13 sq ft



PREPARED: 2024/10/31

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.