



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 7A Street #210, Calgary T2E0C4**

MLS® #: **A2182329** Area: **Bridgeland/Riverside** Listing Date: **12/05/24** List Price: **\$489,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2006**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,034**  
 Low Sqft:  
 Ttl Sqft: **1,034**

Views  
**Parkade,Stall,Titled,Underground**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Rolled/Hot Mop,Tar/Gravel**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Track Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>41`4" x 46`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 9`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`7" x 13`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 3`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>4pc Ensuite bath</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$692

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0610581

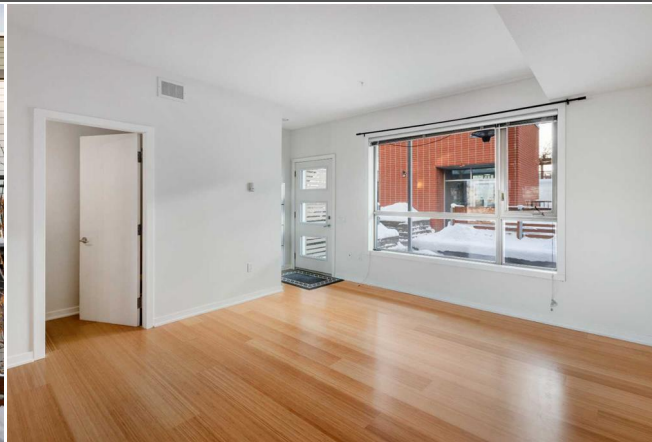
Remarks

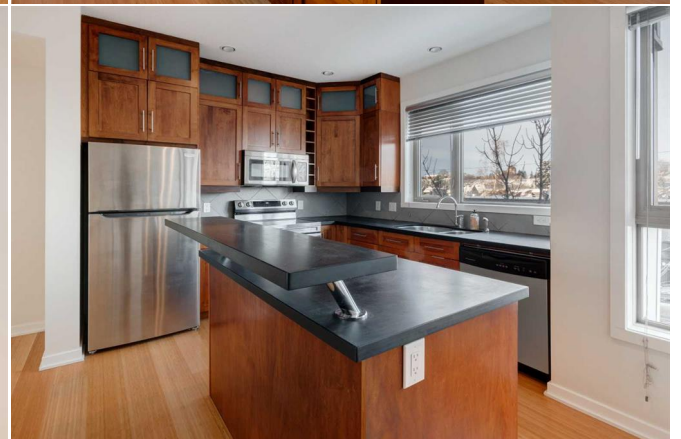
Pub Rmks: **Welcome to this very well maintained 2 bedroom & 3 bathroom townhome in cool historic Bridgeland steps to many shops, numerous dining/pub options, parks, the Bow River Pathway and public transit with downtown and the Zoo just across the bridge. Your private main entrance is right off your front patio - you enter into the bright open concept main floor with a large living room, dining area and kitchen with ceiling height cabinets, ample counter space, stainless steel appliances and eating island flanked by a 2 piece powder room all with bamboo flooring & 9 foot ceilings - great functional layout for comfort and entertaining. The second level has the 2 bedrooms on opposite ends of the unit both with 4 piece ensuite a perfect setting for a roommate, guest or home office - the south facing bedroom has a large balcony overlooking the main courtyard. Up the stairs you will find the spacious private rooftop patio with amazing views of downtown to the south east and tree lined + urban views to the north, a great secluded retreat. The unit is complete with in suite laundry, a titled underground parking stall (#210), secure storage unit and separate bike storage room. The building is very well managed, shows pride of ownership and in a perfect location.**

Inclusions: N/A

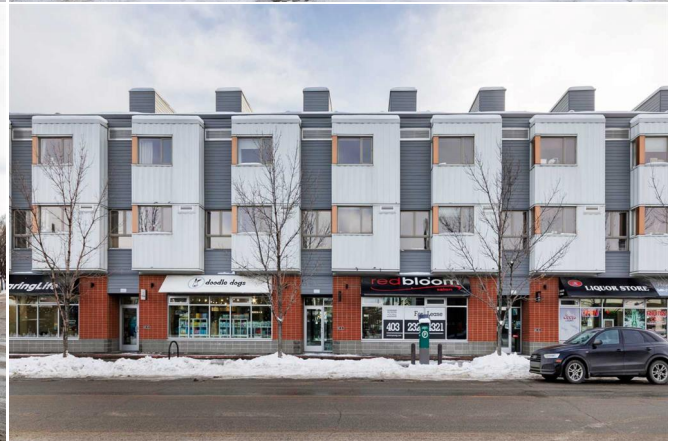
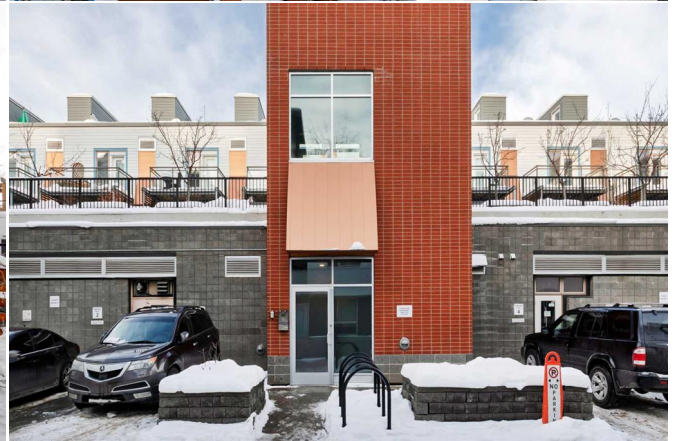
Property Listed By: Century 21 Bamber Realty LTD.

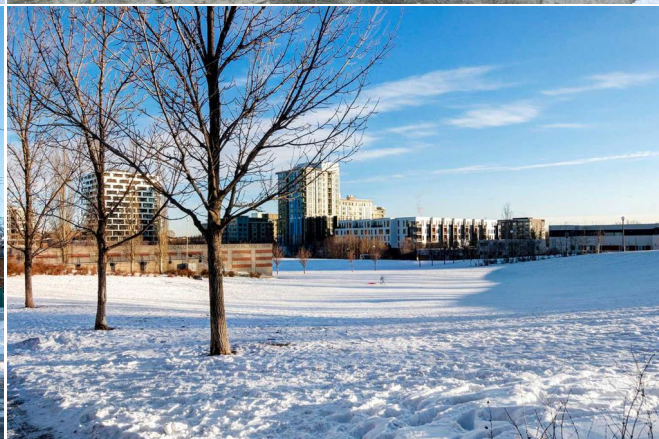
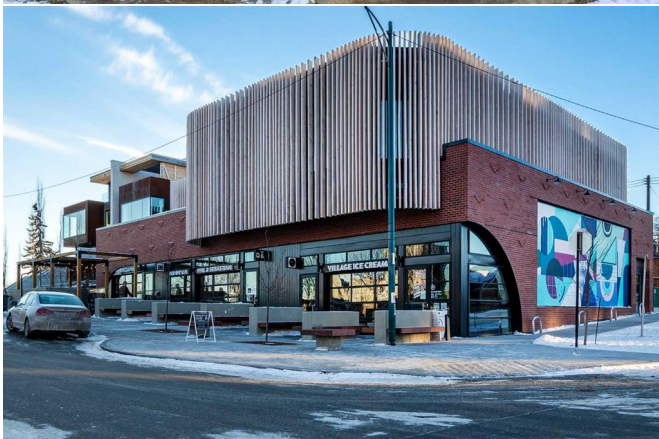
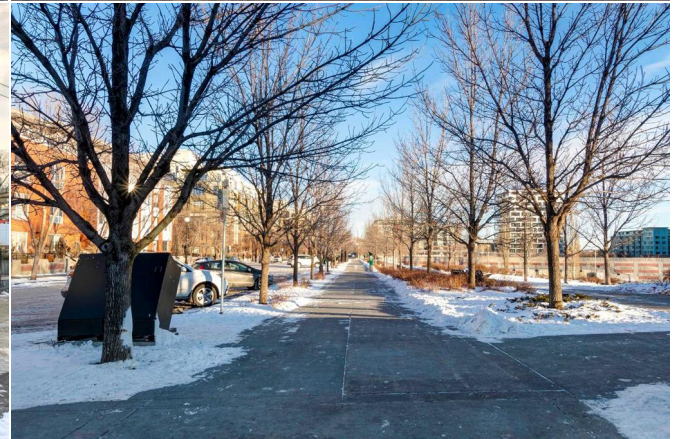
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













210-116 7a St NE, Calgary, AB

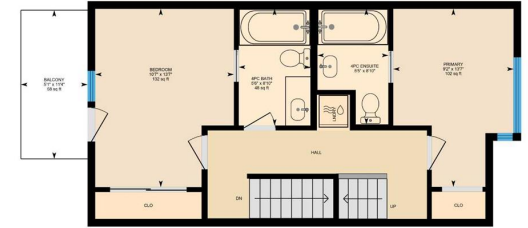
Main Floor Interior Area 493.43 sq ft



PREPARED: 2024/12/03  
While regions are excluded from total floor area in SUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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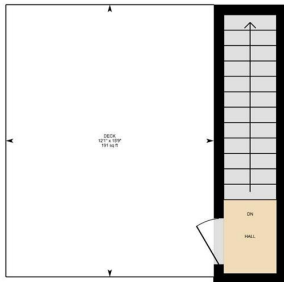
2nd Floor Interior Area 494.00 sq ft



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3rd Floor Interior Area 45.94 sq ft



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