

**416 7 Street NE**  
**Calgary, Alberta**

**MLS # A2176753**



**\$774,900**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | Bridgeland/Riverside  |               |                    |
| <b>Type:</b>     | Residential/House   |               |                    |
| <b>Style:</b>    | 2 Storey  |               |                    |
| <b>Size:</b>     | 1,673 sq.ft.  | <b>Age:</b>   | 1910 (114 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Single Garage Detached  |               |                    |
| <b>Lot Size:</b> | 0.81 Acre   |               |                    |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Garden, Street Lighting, Rectangular Lot |               |                    |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows |                   |      |

**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.

The Wait Is Over! 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!