

422 7 Street NE
Calgary, Alberta

MLS # A2167182



\$1,050,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Brick/Mortar	Utilities:	-
Features:	Central Vacuum, Granite Counters, Open Floorplan, Pantry		

Inclusions: N/A

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.