



201, 116 7A Street NE  
Calgary, Alberta

MLS # A2318662



**\$499,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Views		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas, See Remarks	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 777
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Not Paid For, Heating Paid For, Water Paid
<b>Features:</b>	Bar, Granite Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, window coverings, 2 keys fobs.

LOCATION, LOCATION, LOCATION!!! 100 WALK SCORE!! REMARKABLE PRIVATE ROOF TOP TERRACE WITH CITY VIEWS, AND NEW RENOVATION!!! Welcome to the "VENTO" located in Bridgeland, one of Calgary's most desirable and trendy neighborhoods in Calgary. This is a green building, achieving LEED Platinum Status, energy efficient, using recycled materials, & water conservation, all part of the design and construction. Walk to downtown, Bridgeland LRT, City Zoo, Telus Science Center, & exceptional restaurants/coffee shops at street level like OEB, UNA, Village Ice Cream, Shiki Menya, Blue Star Diner & Small Bar, Sushi Zipang, Starbucks, Mari Bakeshop, Good Earth, Lil' Empire...too many amenities to mention. Enjoy all the features of this NEWLY RENOVATED 1266 sqft END UNIT townhouse, separated by concrete staircase (sound proof), between the one neighbor, very quiet!! Private secure entrance one level up off the street level, secure elevator access to the second floor common courtyard, or quick staircase access with security fob direct to the unit front entrance door from the street. Upgrades include raised glass breakfast bar, GRANITE COUNTERS, stainless appliances, upgraded cabinets, in-floor heating, subway tiled showers & GRANITE bathroom vanity tops. Glass staircase feature uniquely separates the living and dining rooms, as well as separating the two upper bedrooms for added privacy. NEW RENOVATIONS include hardwood floors, paint, carpet and window coverings. The floor plan is spacious & contemporary, featuring two bedrooms, and three bathrooms (inc primary ensuite, and main floor 2-piece bath). Heat/water INCLUDED in condo fees, HVAC air exchanger. This end unit has tons of windows providing lots of natural light. Rooftop patio has two private seating areas. In 2018 the entire building envelope

was re-done, including windows/doors, no special assessments owing. Underground garage with heated/secure titled parking stall , secure assigned storage unit, as well as a secure bike room. A one of a kind property, competitively priced for the location, listed at ONLY \$499,900, City of Calgary Assessed value \$530,500. Book your private showing today at #201 116 7A Street N.E. VACANT POSSESSION AVAILABLE FOR JUNE 2026. A few of the photos have been virtually staged to reflect possible furniture placement for the floor plan.