



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

73 7 Street NE
Calgary, Alberta

MLS # A2325158



\$919,900

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,555 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Enclosed, Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Inclusions:	N/A		

Welcome to this beautifully designed three-storey corner townhome, part of an exclusive boutique three-unit development in the heart of Bridgeland/Riverside. This bright East-side corner unit offers a rare private entrance from 7 Street NE and is ideally positioned at the beginning of the cul-de-sac, providing added privacy and exceptional natural light through expansive windows facing both Centre Avenue NE and 7 Street NE. Offering approximately 2,102 sq. ft. of developed living space, this thoughtfully designed home blends functionality, comfort, and modern inner-city living. The main floor features a bright open-concept layout ideal for both everyday living and entertaining. The contemporary kitchen showcases elegant white beveled cabinetry extending to the ceiling, quartz countertops, stainless steel appliances, and engineered hardwood flooring throughout. The inviting living room is anchored by a modern electric fireplace, adding warmth and character to the space. The second level includes the spacious primary bedroom and a second bedroom, along with a dedicated laundry area with folding space for added convenience. The primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite. The second bedroom offers direct access to a full Jack-and-Jill style bathroom, allowing convenient access both from the bedroom and the hallway, creating a practical and flexible layout for guests or family living. The third level offers a versatile bonus room that opens onto a private rooftop patio, creating the perfect indoor-outdoor space for relaxing, entertaining, or enjoying partial downtown views. The bright lower level adds valuable additional living space and includes a bedroom, full bathroom, and flexible area ideal for a family room, home office, gym, or guest accommodations. Exterior features include a vinyl rooftop deck, concrete walkways

and driveway, wood fencing, and a single detached garage. This brand-new inner-city Self- Managed Townhome is ready for immediate possession. Book your private showing today with your favourite Realtor®.