



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

211 7 Street NE  
Calgary, Alberta

MLS # A2337953



**\$640,000**

|           |                                                                       |        |                    |
|-----------|-----------------------------------------------------------------------|--------|--------------------|
| Division: | Bridgeland/Riverside                                                  |        |                    |
| Type:     | Residential/House                                                     |        |                    |
| Style:    | 1 and Half Storey                                                     |        |                    |
| Size:     | 1,122 sq.ft.                                                          | Age:   | 1915 (111 yrs old) |
| Beds:     | 3                                                                     | Baths: | 1                  |
| Garage:   | Double Garage Detached                                                |        |                    |
| Lot Size: | 0.09 Acre                                                             |        |                    |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot |        |                    |

|             |                                   |            |    |
|-------------|-----------------------------------|------------|----|
| Heating:    | Forced Air                        | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle                   | Condo Fee: | -  |
| Basement:   | Partial                           | LLD:       | -  |
| Exterior:   | Stucco, Wood Frame                | Zoning:    | DC |
| Foundation: | Poured Concrete                   | Utilities: | -  |
| Features:   | French Door, Skylight(s), Storage |            |    |

Inclusions: none

Price Improvement, now \$640,000. Bridgeland character on an oversized 34' x 110' lot. Perfect lot for you to build your dream Home in the best community in Calgary! This is the one that doesn't come up often: a character home on one of Bridgeland's best streets, priced well below what the location and lot alone would suggest. Sitting on a full lot that's 34 feet wide and 110 feet deep, sizeable enough for high-end redevelopment. The tree lined street is picturesque and walkable, and the curb appeal here is real: a landscaped lot, a welcoming covered veranda, and that sought after heritage feel that's getting harder to find in the inner city. A convenient rear lane, and the layout and lot size make this a savvy option. Inside, the layout is versatile and easy to live in. The main floor offers open living, a bedroom, dining, and family rooms, plus a large kitchen with a sunny west facing nook; step right out to the yard. Upstairs is a private two bedroom, while the basement offers flexible bonus space, perfect as a home office, hobby room, or yoga studio. A big double garage rounds things out. Location is everything here. Stroll to 1st Avenue for coffee shops bistros, restaurants, boutiques, a market, the New Shoppers and everyday services, or head to the nearby major park. Walk or bike to the Calgary Zoo, TELUS Spark Science Centre, the river pathway system, and downtown. Don't miss this one: classic Bridgeland homes on lots like this simply don't come up often.