



GRASSROOTS
REALTY GROUP

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73 7 Street NE
Calgary, Alberta

MLS # A2342267



\$889,000

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,736 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:	\$ 250
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. Offering approximately 2,365.4 sq. ft. of thoughtfully designed living space, this brand-new east corner residence enjoys a rare private entrance from 7 Street NE, abundant windows on two sides, and exceptional natural light. Its prominent location at the entrance to the cul-de-sac enhances privacy and curb appeal. Enhanced insulation and sound-control measures between adjoining units and between floors provide added comfort and privacy throughout the home. The bright, open-concept main floor is designed for everyday living and entertaining. The contemporary kitchen features ceiling-height white beveled cabinetry, quartz countertops, stainless steel appliances, a gas range, large centre island with seating, and a dedicated walk-in pantry with frosted glass double doors and built-in shelving. The spacious dining and living areas feature engineered hardwood flooring and a striking porcelain-feature electric fireplace. The second level offers a spacious primary retreat with walk-in closet and beautifully appointed 4-piece ensuite, plus a generous second bedroom with direct access to a full Jack-and-Jill bathroom. A conveniently located laundry area with folding space completes this floor. The third level features a spacious bonus room with direct access to a private rooftop patio; ideal for relaxing, entertaining, morning coffee, or enjoying open neighbourhood views and beautiful sunrises. The fully developed lower level adds a third bedroom, full bathroom, and generous recreation area ideal for a family room, home office, fitness area, media room, or guest accommodations. Additional features include a private front entrance, concrete walkways and driveway, professionally landscaped grounds, a private

detached single garage, and a thoughtfully designed self-managed condominium with an estimated condominium fee of approximately \$250 per month. Built with quality craftsmanship and protected by the Alberta New Home Warranty Program, this exceptional home is ready for immediate possession. Enjoy Bridgeland's vibrant restaurants, caf  s, parks, river pathways, schools, transit, downtown access, and everyday amenities—all from one of Calgary's most sought-after inner-city communities. Book your private showing today!