

# \$635,000 - 426 7 Street Ne, Calgary

MLS® #A2205133

**\$635,000**

4 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.09 Acres

Bridgeland/Riverside, Calgary, Alberta

Builder's Alert! Ideally located in Bridgeland, on a nice quiet Street, 34 x 110.5 foot Lot with R-CG zoning. It is perfect for building your Dream Home or Front and Back Duplex style infill. This charming bungalow offers you 2 Bedrooms, Cozy Living Room with a fireplace, Kitchen and bathroom. It is in a good living condition and is perfect for a couple who likes to walk to the Central Park, Coffee shops and Restaurants. Fully fenced yard with Single detached garage. Endless opportunity to build or to hold this property as a rental for future development. Great community close to Downtown and easy access to Deerfoot Trail.

Call today to book your viewings.

Built in 1941

## Essential Information

MLS® #	A2205133
Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	674
Acres	0.09
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

## Community Information

Address	426 7 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4C4

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	31
Zoning	R-CG

## Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.