



GRASSROOTS
REALTY GROUP

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214, 116 7A Street NE
Calgary, Alberta

MLS # A2263387



\$475,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 995 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | In Floor | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 683 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Concrete, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to this beautifully maintained townhome ideally located in the heart of historic Bridgeland — just steps from local shops, trendy restaurants and pubs, parks, the Bow River Pathway, and public transit. Downtown Calgary and the Zoo are only minutes away, making this an unbeatable location for urban living. Your private front entrance opens to a bright, open-concept main floor featuring a spacious living room, dining area, and a well-designed kitchen with ceiling-height cabinets, ample counter space, stainless steel appliances, and an eating island. A convenient 2-piece powder room completes the main level, all enhanced by 9-foot ceilings — perfect for everyday living and entertaining. The second floor offers two generously sized bedrooms, each with its own 4-piece ensuite, positioned on opposite ends of the unit for optimal privacy — ideal for guests, roommates, or a home office. The south-facing bedroom also includes a private balcony overlooking the courtyard. Additional features include in-suite laundry, a titled underground parking stall, a secure storage locker, and access to a separate bike storage room. The building is exceptionally well-managed and showcases true pride of ownership in one of Calgary's most desirable inner-city communities.