

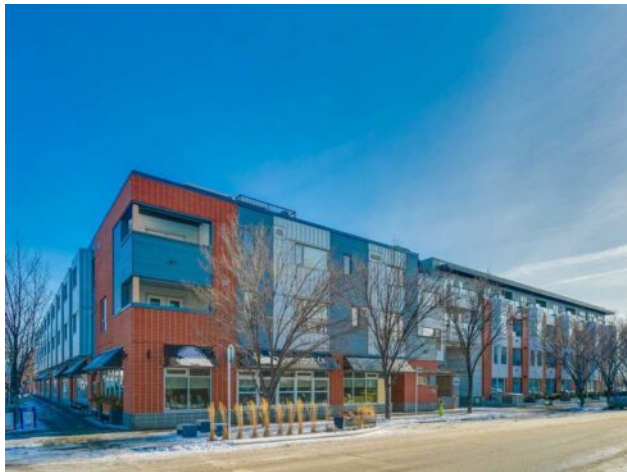


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

205, 116 7A Street NE  
Calgary, Alberta

MLS # A2282073



**\$519,900**

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,188 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Views		

Heating:	In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop, Tar/Gravel	Condo Fee:	\$ 840
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	Direct Control
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan		
Inclusions:	Not applicable		

\* SEE VIDEO \* OPEN HOUSE this Saturday Feb. 7, 1-4PM \* This impressive 1,187 sq. ft. premier townhome in the sought-after Vento complex truly has it all. Ideally located in the heart of historic Bridgeland, you're just steps from trendy shops, popular restaurants and pubs, parks, the Bow River Pathway, and the LRT, with downtown Calgary and the Calgary Zoo only minutes away. This fully renovated home features 3 outdoor living spaces, 2 bedrooms plus a den, 2 bathrooms and 2 TITLED UNDERGROUND PARKING STALLS, along with a secure storage locker and dedicated bike storage. The Vento is a well-managed, LEED-certified green building designed for energy efficiency and comfort, complete with a Lifebreath Heat Recovery Ventilator that circulates fresh air throughout the home. Your private front entrance leads into a bright, open-concept main floor with 9-foot ceilings, hardwood flooring, and large windows that flood the space with natural light. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, featuring ceiling-height cabinetry, ample counter space, stainless steel appliances and an island — perfect for both everyday living and entertaining. Upstairs, you'll find a den, two generously sized bedrooms, and a full bath. The south-facing primary bedroom has a private ensuite and French doors that open onto a private balcony overlooking the courtyard. The real highlight - an expansive ROOFTOP PATIO, where you can relax or entertain while taking in the stunning downtown skyline — a rare and highly desirable urban luxury! Additional comforts include in-suite laundry and in-floor radiant heating. Combining space, sustainability, and an unbeatable inner-city location, this townhome offers outstanding value and lifestyle in one of Calgary's most desirable communities. Book your private

showing today.