



**515 7 Street NE**  
**Calgary, Alberta**

**MLS # A2298993**



**\$750,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Softwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Storage		

**Inclusions:** Vacu-system, reverse osmosis, primary bedroom blinds & hot tub ALL "as is condition". Shelving in garage and basement, firepit & Murphy bed included.

OPEN HOUSE APRIL 5th 2-4pm! Welcome to this charming 1.5-storey home in the heart of vibrant Bridgeland one of Calgary's most sought-after inner-city communities. Blending timeless character with thoughtful updates, this home features hardwood floors, an open-concept main level, and beautiful natural light throughout with sunny east-facing mornings and warm west-facing evenings. The main floor offers a functional and inviting layout, complete with a separate room with a versatile Murphy bed which is perfect for guests or a flexible home office, along with a full bathroom featuring a classic clawfoot tub. The original brick chimney adds warmth and charm, creating a cozy yet stylish living space. Upstairs, you'll find a spacious primary retreat filled with natural light, complete with a walk-in closet, a large shower in the bathroom, and a dedicated home office setup - ideal for today's lifestyle. The outdoor spaces are just as impressive. Enjoy your morning coffee on the sunny back deck, relax in the shaded garden by the fire pit, or take in the beauty of the garden especially stunning in the spring. Designed for both entertaining and everyday enjoyment, this home offers a seamless indoor-outdoor experience. Additional highlights include a well-appointed kitchen with ample storage, a quiet lower-level den perfect for guests with easy access to a full bath, and a detached garage (no scraping or plugging in during winter) plus unrestricted street parking. Unbeatable location just steps to all that Bridgeland has to offer. Walk to your favourite coffee shops, local restaurants, Bridgeland Market, and the popular summer farmer's market. With the Bow River pathways and LRT just blocks away, commuting downtown is effortless whether by foot, bike, or transit. A rare opportunity to enjoy character, comfort, and an exceptional lifestyle in one of

Calgary's most beloved communities.