



**73 7 Street NE**  
**Calgary, Alberta**

**MLS # A2302820**



**\$980,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to a beautifully designed three-storey townhome, part of a boutique three-unit development in the heart of Bridgeland. Offering approximately 2,102 sq. ft. of developed living space, this thoughtfully designed interior unit combines functionality, comfort, and modern urban living. The main floor features a bright, open-concept layout ideal for everyday living and entertaining. The kitchen showcases white beveled cabinetry extending to the ceiling, creating a clean and spacious feel, complemented by quartz countertops, stainless steel appliances, and engineered hardwood flooring throughout. The living area is anchored by a modern electric fireplace, adding warmth and character to the space. The second level includes the primary bedroom and a second bedroom, along with a dedicated laundry area with space for folding. The primary bedroom features a walk-in closet and a 4-piece ensuite bathroom. The second bedroom offers direct access to a full bathroom, providing added convenience and flexibility. The third level offers a versatile bonus room that opens onto a private rooftop patio, creating an inviting indoor-outdoor living space—perfect for relaxing or entertaining. The bright basement adds additional living space, featuring a bedroom, full bathroom, and a flexible area ideal for a family room, home office, or guest accommodation. Exterior features will include a vinyl rooftop deck, concrete walkways and driveway, and wood fencing. A single detached garage completes this well-designed inner-city home. Property is currently under construction. Images are provided for illustrative purposes only and may not reflect final finishes or details, which are subject to change. Renderings are for illustrative purposes only. Final design, materials, and landscaping may vary.