



**433 7A Street NE
Calgary, Alberta**

MLS # A2117551



\$809,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1948 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, See Remarks, Separate Entrance		

Inclusions: In the basement: refrigerator, stove electric, hood fan, dishwasher, stacked washer/dryer

Location, location, location!! Close to all amenities of 1st Ave in Bridgeland. All sorts of shops, banks, restaurants, and more. Walking distance to C train, parks, schools. This incredible home has been completely renovated and upgraded. This little piece of heaven is situated on a corner lot, on one of the most wanted tree lined streets in Bridgeland. The character of this older home has been maintained along with the combination of upgrades making it feel like a new home. Main level features two bedrooms with the original hardwood floors in the bedrooms and living room area. Newer vinyl plank flooring in the hallway and kitchen area. There is a ton of natural light all day with the large front windows and the west facing back deck. Walk into a large living room area that gives plenty of space for all your furniture. Perfect for entertaining! The front windows look out onto the tree lined street. Spacious kitchen has all newer white cabinets, newer countertops, and some newer appliances. Two windows in the kitchen give a lot of natural light. There is a door from the kitchen to a large mud room/ laundry room area, exiting to a huge private back deck. The fence and decks are STUNNING and are a show stopper as you turn into the street. Main level also features two bedrooms with ample closet space. The 4 pce bath up has been re-done into a mixture of old and modern style Downstairs illegal suite has a separate entrance and is extremely well done with newer vinyl plank flooring and an open concept from the kitchen to the living room area. The kitchen has new cabinets and a some newer appliances. As well the kitchen features an L shaped island for extra counter space. Large master bedroom with cheater door and a 3 pce bathroom including a custom stand alone shower. Extra storage under the stairs, separate laundry, large mud room area when you walk

in . Back yard is completely private with lots of yard space. Single car garage fully insulated and drywalled with a new metal roof and electric garage door opener. The home has all new plumbing with permits along with new electrical that is permitted. Exterior of the home and garage has been repainted along with new poured concrete steps in front. Newer furnace of 2019 for the upstairs with its own thermostat and new HRV central with electronic space heater and its own thermostat. Newer John Wood commercial hot water tank installed in 2019. Upstairs bedroom and kitchen windows have been replaced. Insulation in the attic has been removed and R 40 blown in. The insulation between the upper and lower floor has commercial grade insulation for sound and for heat preservation. The dishwashers and the stoves are newer but the fridges have been refurbished . This home is a great investment and is a must to see!