



**226 7 Street NE**  
**Calgary, Alberta**

**MLS # A2177309**



**\$880,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage		

**Inclusions:** BBQ, garage shelving units

This dreamy extensively updated Bridgeland character home sits on a 30 foot lot in a prime location just steps away from all of your favourite shops and restaurants. Major upgrades include hardie board siding, solar panels, newer vinyl windows, new roof (2022), garage heater (2021), new basement flooring + paint, gas stove and so much more! Upon entrance to the main floor you are greeted with gleaming refinished solid hardwood floors that lead into the massive living room with a charming bay window overlooking your front yard and beautiful tree lined street. The open concept kitchen features a great layout with a large island, newer cabinetry, stone countertops, extra pantry storage, a new gas stove, a breakfast eat up bar as well as a dining nook with a stunning brass lighting fixture. Completing the main level and adding to the original character of the home you have details such as exposed brick columns, wrought iron railings and exposed wooden beams that have been reinforced with black steel. On the upper level of the home you have your large primary suite coupled with two more additional bedrooms and a 4 piece bathroom with a claw foot free standing tub and stand up shower. The lower level of the home has just been completely redone with new vinyl plank flooring, trim and paint. It features another bedroom, a sizeable recreation/lounge room, a full bathroom and a good sized storage room. The oversized (22.5 x 23) double detached heated garage with high ceilings is perfect for keeping your cars warm in the winter months and/or to have a work space for all your hobbies. The fully landscaped front and back yards make for the perfect spaces to enjoy those warm summer evenings. If you are someone who appreciates character this is the home for you!