



GRASSROOTS
REALTY GROUP

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426 7 Street NE
Calgary, Alberta

MLS # A2205133



\$635,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	674 sq.ft.	Age:	1941 (84 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Builder's Alert! Ideally located in Bridgeland, on a nice quiet Street, 34 x 110.5 foot Lot with R-CG zoning. It is perfect for building your Dream Home or Front and Back Duplex style infill. This charming bungalow offers you 2 Bedrooms, Cozy Living Room with a fireplace, Kitchen and bathroom. It is in a good living condition and is perfect for a couple who likes to walk to the Central Park, Coffee shops and Restaurants. Fully fenced yard with Single detached garage. Endless opportunity to build or to hold this property as a rental for future development. Great community close to Downtown and easy access to Deerfoot Trail. Call today to book your viewings.