

# \$635,000 - 426 7 Street Ne, Calgary

MLS® #A2205133

**\$635,000**

4 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.09 Acres

Bridgeland/Riverside, Calgary, Alberta

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.

Built in 1941

## Essential Information

MLS® #	A2205133
Price	\$635,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	674
Acres	0.09
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	426 7 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4C4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	47
Zoning	R-CG

### Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

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