

# \$649,900 - 426 7 Street Ne, Calgary

MLS® #A2205133

## \$649,900

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	\$649,900
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

### 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 Exterior Entry, Finished, Full

### 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 13  
Zoning R-CG

### Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

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