



## 116 7A Street Calgary Alberta

\$489,900

Welcome to this very well maintained 2 bedroom & 3 bathroom townhome in cool historic Bridgeland steps to many shops, numerous dining/pub options, parks, the Bow River Pathway and public transit with downtown and the Zoo just across the bridge. Your private main entrance is right off your front patio - you enter into the bright open concept main floor with a large living room, dining area and kitchen with ceiling height cabinets, ample counter space, stainless steel appliances and eating island flanked by a 2 piece powder room all with bamboo flooring & 9 foot ceilings - great functional layout for comfort and entertaining. The second level has the 2 bedrooms on opposite ends of the unit both with 4 piece ensuites a perfect setting for a roommate, guest or home office - the south facing bedroom has a large balcony overlooking the main courtyard. Up the stairs you will find the spacious private rooftop patio with amazing views of downtown to the south east and tree lined + urban views to the north, a great secluded retreat. The unit is complete with in suite laundry, a titled underground parking stall (#210), secure storage unit and separate bike storage room. The building is very well managed, shows pride of ownership and in a perfect location. (id:6769)

Bedroom 13.58 Ft x 9.17 Ft  
Primary Bedroom 10.58 Ft x 13.58 Ft  
4pc Bathroom Measurements not available  
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Living room 41.34 Ft x 46.00 Ft  
Dining room 12.50 Ft x 7.92 Ft  
Kitchen 15.92 Ft x 9.08 Ft  
2pc Bathroom 7.25 Ft x 3.00 Ft

Listing Presented By:



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