



## 227 7A Street Calgary Alberta

\$1,350,000

Welcome to the community of Bridgeland/Riverside, one of Calgary's best inner-city communities with excellent walking scores to the many amenities of the community and the Bow River. This modern one-of-a-kind built infill home has the advantage of revenue potential with a legal suite or could be used for family as independent living with separate entrance. The detail that was put into this home ensures all the boxes are checked, including custom cabinetry, in-floor heating in the legal sited basement and a tranquil backyard with water feature. The main level of the home is spacious with hardwood flooring, dining room and living room with a gas fireplace. This kitchen is spacious with a 14-foot island, plenty of room for food preparation and family gatherings. Top of the line appliances include a 6-burner gas range, a wine fridge and there is a large pantry with lots of additional storage. A large foyer, half bathroom and easy exit to your backyard complete the main floor. Upstairs a massive primary bedroom featuring a large ensuite with oversized shower, soaking tub, heated flooring and skylight, a generous walk-in closet, plenty of room for king sized bed and furniture placement, a gas fireplace plus a separate balcony to enjoy the downtown city skyline before capping off the day. This level also has two additional bedrooms, one with the convenience of a cheater door to the main 4-piece bathroom and the laundry room. The lower level has a separate access to the legal suite, which is self-contained and has a good-sized living room, kitchen with eating area, a large primary bedroom with walk-in closet and a 4-piece bathroom with laundry. Outside there is a separate patio area for the legal suite as well as a stall parking space for the basement occupant to use. The double detached garage has shelving for storing off season items. The west back yard is tranquil and s...

Primary Bedroom 20.58 Ft x 13.50 Ft

5pc Bathroom 10.42 Ft x 10.50 Ft

Bedroom 9.83 Ft x 12.08 Ft

Bedroom 12.17 Ft x 10.17 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Laundry room 10.50 Ft x 5.00 Ft

Kitchen 20.50 Ft x 19.92 Ft

Dining room 12.42 Ft x 10.42 Ft

2pc Bathroom 4.58 Ft x 4.25 Ft

Living room 19.50 Ft x 9.50 Ft

Eat in kitchen 10.33 Ft x 10.08 Ft

Bedroom 14.17 Ft x 11.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Realty Professionals

<http://www.calgaryhomelistings.com/>

**RE/MAX Realty Professionals**

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Living room 20.50 Ft x 14.83 Ft

4pc Bathroom 6.58 Ft x 11.83 Ft

Foyer 8.00 Ft x 7.83 Ft