

# \$359,900 - 304, 41 7 Street Ne, Calgary

MLS® #A2232225

**\$359,900**

2 Bedroom, 2.00 Bathroom, 822 sqft

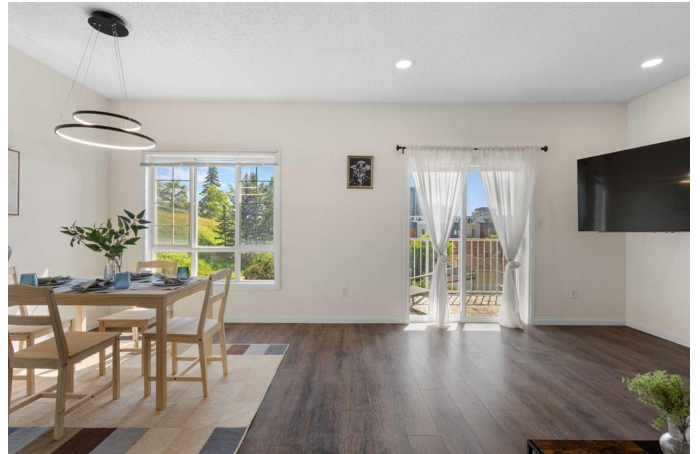
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this bright and spacious top-floor corner unit in the heart of vibrant Bridgeland. From your private balcony, you'll love the open, unobstructed view of the historical park with no neighbours in front of you, creating a quiet and peaceful setting. The home is filled with natural light and features cozy heated floors underfoot along with upgraded lighting that adds a warm, modern touch. With two bedrooms and two bathrooms, it's perfect for a small family. Additionally, the two heated underground parking stalls will make your life easier especially in the winter. Whether you have two cars in the household or plan to rent the second bedroom to a roommate, it's so convenient knowing each of you has your respective parking stall. The location is unbeatable too. You're just an eight-minute walk to the C-Train and a quick ten-minute ride into downtown, with all the trendy caf  s, restaurants, parks, and shops that Bridgeland is known for right at your doorstep. This move-in-ready home offers a comfortable lifestyle and an invincible combination of practicality and style, making it a fantastic fit for first-time buyers, downtown professionals, or investors looking for a smart property with real value. Contact your favorite REALTOR   today! Come and see, this one won't last long!

Built in 1999

## Essential Information



MLS® #	A2232225
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 41 7 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8W2

### Amenities

Amenities	Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 20th, 2025
Days on Market	14
Zoning	M-C1

## **Listing Details**

Listing Office	Royal LePage Benchmark
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