103 7A Street NE

Calgary | Active | MLS® A2353447

$799,900









Bedrooms	Bathrooms	Year Built	Living area
6	**3**	**1968**	**1,234.04 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

Surrounded by some of Calgary’s most sought-after inner-city amenities, this property offers up the PERFECT RENOVATION project in an established and highly desirable community. This raised bungalow has AMAZING BONES, an illegal basement suite accessible by a private rear entrance and with only the addition of appliances, this home could easily be lived-in and/or rented-out, allowing for an additional income stream. What makes this opportunity even more lucrative? There is a tremendous amount of land value incorporated into the price giving you as an investor several development options under the current zoning, or to pursue a re-zoning for higher density opportunities. This property (103 7A St NE) is a 43’ x 110’ lot that could be purchased together with the adjoining property (107 7A St NE), for a COMBINED DEVELOPMENT SITE measuring 86’ x 110’. Both properties are currently zoned Direct Control (DC), with the applicable land-use rules varying by property. Following a pre-application consultation, the City of Calgary confirmed that the R-CG land use district rules apply to this property (103 7A St NE), while the R-C2 land use district rules apply to the adjoining parcel (107 7A Street NE). Development options for the combined 86’ x 110’ parcel include up to 3 single detached homes, up to 4 semi-detached homes, or potentially a 3-unit townhome plus a semi-detached structure. Or you could pursue a rezoning of the parcels to allow for a higher density project. (All development would be subject to appropriate zoning, subdivision, and development permit approval). Bridgeland is one of Calgary’s most vibrant inner-city communities, known for its walkability, independent cafés, acclaimed restaurants, local shops, and established residential character. These properties are ideally positioned just steps from the neighbourhood’s bustling commercial district, placing everyday amenities and local favourites right outside your door. Coffee shops, restaurants, bakeries, and grocery options are all nearby, while green spaces such as Murdoch Park offer room to unwind and enjoy the outdoors. The surrounding area also provides convenient access to the Bow River pathways, St. Patrick’s Island, and the Calgary Zoo. For commuters, the Bridgeland/Memorial LRT station and multiple transit connections provide convenient access to downtown and other parts of the city. The downtown core is also just a short drive, bike ride, or walk away, making this location attractive for future residents seeking an urban lifestyle with excellent connectivity. *All concept drawings are provided for inspirational purposes only. All lot development is subject to appropriate zoning, subdivision, and development permit approval. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353447
Bedrooms	6
Bathrooms	3
Year Built	1968
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,234.04 sq. ft.
Below Grade Finished Area:	1,170.84 sq. ft.
Acreage:	No
Lot Area:	4,725 sq. ft.
Lot Frontage:	43'1¾"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1968 (Age: 58)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	4647V
Heating:	Forced Air
Basement:	Full, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	See Remarks
City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Appliances:	None
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'7" × 12'7" ·
Main Floor	Kitchen · 13'4" × 9'11" ·
Main Floor	Dining Room · 9'6" × 8' ·
Main Floor	Bedroom - Primary · 13'10" × 11'7" ·
Main Floor	Bedroom · 10'5" × 9'3" ·
Main Floor	Bedroom · 11'6" × 9'1" ·
Basement	Bedroom · 10'8" × 8'11" ·
Basement	Bedroom · 9'11" × 7'9" ·

Basement	Bedroom · 13'4" × 9'11" ·
Basement	Game Room · 16'6" × 12'4" ·
Basement	Kitchen · 13' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-7a-street-ne-calgary-a2353447/

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