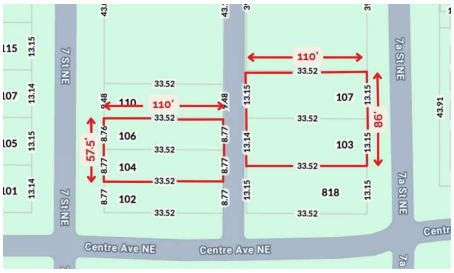
104 7 Street NE

Calgary | Active | MLS® A2353452

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1910**	**1,111.86 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

*REDEVELOPMENT OPPORTUNITY - 4 PROPERTIES IN TOTAL AVAILABLE! * Surrounded by some of Calgary's most sought-after inner-city amenities, this collection offers a developer an exciting opportunity to explore several development options under the current zoning, or to pursue a rezoning for higher density opportunities, all in an established, highly desirable community. This property (104 7 St NE) is a 28.7' x 110' lot that could be purchased together with the adjoining property (106 7 St NE), for a COMBINED DEVELOPMENT SITE measuring 57.5' x 110'. Both properties are currently zoned Direct Control (DC), however following a pre-application consultation, the City of Calgary confirmed that the R-C2 land use district rules apply to both. Development options for the combined 57.5' x 110' parcel include up to 2 single detached or 2 extra-wide semi-detached homes. 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). The existing property is an older-condition 3-bed, 1.5 storey home with an unfinished basement, easily rentable while you finalize your development plans. 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	A2353452
Bedrooms	3
Bathrooms	1
Year Built	1910
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	1,111.86 sq. ft.
Main Level Finished Area:	895.62 sq. ft.
Upper Level Finished Area:	216.24 sq. ft.
Below Grade Finished Area:	689.16 sq. ft.
Acreage:	No
Lot Area:	3,153 sq. ft.
Lot Frontage:	28'9¼"
Front Exposure:	West
Levels:	One and One Half
Total Rooms Above Grade:	6
Year built:	1910 (Age: 116)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4647V
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	See Remarks
City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Appliances:	Range Hood, Refrigerator, Stove(s)
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'6" × 10'7" ·
Main Floor	Kitchen · 13'11" × 13'5" ·
Main Floor	Dining Room · 10'7" × 7'4" ·
Main Floor	Bedroom - Primary · 12'7" × 7'11" ·
Upper Level	Bedroom · 13'6" × 12'8" ·
Upper Level	Bedroom · 15'11" × 13'3" ·
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:	None
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/104-7-street-ne-calgary-a2353452/

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