201 116 7A Street NE

Calgary | Active | MLS® A2342471

$439,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2006**	**1,266.11 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

LOCATION, LOCATION, LOCATION!!! 100 WALK SCORE!! REMARKABLE NEWLY RENOVATED PRIVATE ROOF TOP TERRACE WITH CITY VIEWS!! Welcome to the "VENTO" located in Bridgeland, one of Calgary's most desirable and trendy neighborhoods in Calgary. This is a green building, achieving LEED Platinum Status, energy efficient, using recycled materials, & water conservation, all part of the design and construction. Walk to downtown, Bridgeland LRT, City Zoo, Telus Science Center, & exceptional restaurants/coffee shops at street level like OEB, UNA, Village Ice Cream, Shiki Menya, Blue Star Diner & Small Bar, Sushi Zipang, Starbucks, Mari Bakeshop, Good Earth, Lil' Empire...too many amenities to mention. Enjoy all the features of this NEWLY RENOVATED 1266 sqft END UNIT townhouse, separated by concrete staircase (sound proof), between the one neighbor, very quiet!! Private secure entrance one level up off the street level, secure elevator access to the second floor common courtyard, or quick staircase access with security fob direct to the unit front entrance door from the street. Upgrades include raised glass breakfast bar, GRANITE COUNTERS, stainless appliances, upgraded cabinets, NEW HARDWOOD, NEW CARPET, NEWLY PAINTED, in-floor heating, subway tiled showers & GRANITE bathroom vanity tops. Glass staircase freature uniquely separates the living and dining rooms, as well as separating the two upper bedrooms for added privacy. NEW RENOVATIONS include hardwood floors, paint, carpet and window coverings. The floor plan is spacious & contemporary, featuring two bedrooms, and three bathrooms (inc primary ensuite, and main floor 2-piece bath). Heat/water INCLUDED in condo fees, HVAC air exchanger. This end unit has tons of windows providing lots of natural light. Rooftop patio has two private seating areas. In 2018 the entire building envelope was re-done, including windows/doors, no special assessments owing. Underground garage with heated/secure titled parking stall , secure assigned storage unit, as well as a secure bike room. A one of a kind property, competitively priced for the location, VALUE PRICED AT ONLY $439,900, City of Calgary ASSESSED VALUE $492,500!! Book your private showing today at #201 116 7A Street N.E. VACANT POSSESSION AVAILABLE FOR OCT 2026. A few of the photos have been virtually staged to reflect possible furniture placement for the floor plan. NEW PATIO DECKING INSTALLED, AND DID I MENTION THE CITY VIEWS!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342471
Bedrooms	2
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,266.11 sq. ft.
Main Level Finished Area:	543.03 sq. ft.
Upper Level Finished Area:	721.08 sq. ft.
Condo Fee:	$776.81
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Water
Acreage:	No
Lot Area:	21,420 sq. ft.
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	2
Stories Total:	3
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0610581
Heating:	In Floor, Hot Water, Natural Gas, See Remarks
Basement:	None, Unfinished
Foundation:	Poured Concrete
Builder:	Windmill Developments
New Constr.:	No
Construction Material:	Brick, Metal Siding, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Rolled/Hot Mop
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Other
Fireplaces:	0
Water Supply:	Public
Utilities:	Electricity Not Paid For, Heating Paid For, Water Paid For
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed

Community:	Bridgeland/Riverside
Amenities:	Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'10" × 9'6" ·
Main Floor	Living Room · 13'8" × 10' ·
Main Floor	Dining Room · 9'11" × 9'8" ·
Upper Level	Bedroom - Primary · 15'5" × 9'8" ·
Upper Level	Bedroom · 13' × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Granite Counters, See Remarks, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Courtyard, Private Entrance
Patio And Porch Features:	Rooftop Patio
Lot Features:	Landscaped, Low Maintenance Landscape, Views
Accessibility Features:	Accessible Entrance
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-116-7a-street-ne-calgary-a2342471/

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Data was last updated November 23, 2026 at 06:05 AM (UTC)

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