# 73 7 Street NE

Calgary | Active | MLS® A2342267

**$889,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **4** | **2026** | **1,735.61 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by LPT Realty

# A closer look

Back to market- Welcome to this beautifully designed three-storey corner townhome, part of an exclusive boutique three-unit development in the heart of Bridgeland/Riverside. Offering approximately 2,365.4 sq. ft. of thoughtfully designed living space, this brand-new east corner residence enjoys a rare private entrance from 7 Street NE, abundant windows on two sides, and exceptional natural light. Its prominent location at the entrance to the cul-de-sac enhances privacy and curb appeal. Enhanced insulation and sound-control measures between adjoining units and between floors provide added comfort and privacy throughout the home.

The bright, open-concept main floor is designed for everyday living and entertaining. The contemporary kitchen features ceiling-height white beveled cabinetry, quartz countertops, stainless steel appliances, a gas range, large centre island with seating, and a dedicated walk-in pantry with frosted glass double doors and built-in shelving. The spacious dining and living areas feature engineered hardwood flooring and a striking porcelain-feature electric fireplace.

The second level offers a spacious primary retreat with walk-in closet and beautifully appointed 4-piece ensuite, plus a generous second bedroom with direct access to a full Jack-and-Jill bathroom. A conveniently located laundry area with folding space completes this floor.

The third level features a spacious bonus room with direct access to a private rooftop patio; ideal for relaxing, entertaining, morning coffee, or enjoying open neighbourhood views and beautiful sunrises.

The fully developed lower level adds a third bedroom, full bathroom, and generous recreation area ideal for a family room, home office, fitness area, media room, or guest accommodations.

Additional features include a private front entrance, concrete walkways and driveway, professionally landscaped grounds, a private detached single garage, and a thoughtfully designed self-managed condominium with an estimated condominium fee of approximately $250 per month. Built with quality craftsmanship and protected by the Alberta New Home Warranty Program, this exceptional home is ready for immediate possession.

Enjoy Bridgeland's vibrant restaurants, cafés, parks, river pathways, schools, transit, downtown access, and everyday amenities-all from one of Calgary's most sought-after inner-city communities. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2342267 |
| **Bedrooms** | 3 |

| | |
|---|---|
| **Bathrooms** | 4 |
| **Year Built** | 2026 |
| **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:** | 3 (or more) Storey |
| **Total Living Area:** | 1,735.61 sq. ft. |
| **Main Level Finished Area:** | 666.23 sq. ft. |
| **Upper Level Finished Area:** | 1,069.38 sq. ft. |
| **Below Grade Finished Area:** | 629.79 sq. ft. |
| **Condo Fee:** | $250.00 |
| **Condo Fee Includes:** | Insurance, Reserve Fund Contributions |
| **Front Exposure:** | Northeast |
| **Entry Level:** | 1 |
| **Stories Total:** | 3 |
| **Levels:** | Three Or More |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |

| | |
|---|---|
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0 |
| **Electricity:** | 200+ Amp Service |
| **Heating:** | High Efficiency, Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Concrete, Metal Siding, Stucco, Wood Frame |
| **Structure Type:** | Triplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, See Remarks |
| **Cooling:** | Rough-In |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Decorative, Electric, Living Room, Tile |
| **Water Supply:** | Public |
| **Sewer:** | Public Sewer |
| **Utilities:** | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Enclosed, Garage Door Opener, Single Garage Detached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |

| | |
|---|---|
| **Laundry Features:** | Laundry Room, Upper Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Bridgeland/Riverside |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | Board Approval, Pet Restrictions or Board approval Required, See Remarks |
| **Pets Allowed:** | Yes |
| **Main Floor** | Dining Room · 16'3" × 7'11" · |
| **Main Floor** | Kitchen · 17'2" × 9'3" · |
| **Main Floor** | Living Room · 22'10" × 11'7" · |
| **2nd Floor** | Laundry · 10'6" × 5'7" · |
| **2nd Floor** | Bedroom · 11'2" × 9'11" · |
| **2nd Floor** | Bedroom - Primary · 13'5" × 12'7" · |
| **3rd Floor** | Bonus Room · 20'1" × 16'10" · |
| **Lower Level** | Bedroom · 13'2" × 10'1" · |
| **Lower Level** | Game Room · 21'2" × 13'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks |
| **Exterior Features:** | Lighting |
| **Patio And Porch Features:** | Rooftop Patio |
| **Lot Features:** | Corner Lot, Front Yard, Landscaped |

| | |
|---|---|
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC |
| **Listed Date:** | Sep 03, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/73-7-street-ne-calgary-a2342267/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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