

103 7A Street NE
Calgary, Alberta

MLS # A2353447

\$799,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: None

***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 (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). The existing property is an older-condition bungalow with an illegal basement suite accessible by a private rear entrance. With the addition of appliances, the home could easily be rented, allowing for an income stream while development options are being explored. 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*