

\$629,900 - 107 Thomson Avenue Ne, Calgary

MLS® #A2220483

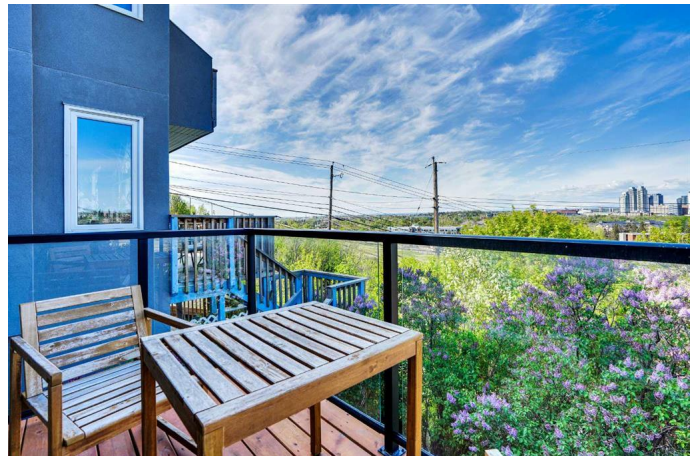
\$629,900

2 Bedroom, 1.00 Bathroom, 717 sqft

Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

Million dollar downtown and mountain views await in this beautifully updated heritage home in the trendy community of Bridgeland. This unique home seamlessly combines character and modern conveniences while still maintaining its original charm. Great curb appeal with a garage and a fenced front yard entices peaceful morning coffees. Just a few doors down from Tom Campbell's Hill Natural Park and within walking distance to schools, shops, restaurants, caf  s, farmer's markets and the extensive pathways that wind around the Bow River leading to the East Village and Downtown. Breathtaking downtown views are the backdrop to the sunny southwest-facing backyard, expansive deck and upper balcony with plenty of room for hosting summer barbeques or while pets play in the fully fenced yard. Once inside, the main floor impresses with meticulous craftsmanship, newer flooring, lighting and an abundance of natural light all kept cool by central air conditioning. The front flex space overlooking the front yard makes a great open and airy home office. Relaxation is invited in the living room boasting mid-century modern vibes, a spacious layout and downtown views. Stunningly renovated the modern kitchen perfectly balances style with function featuring stainless steel appliances, chic 2-toned cabinets, timeless subway tile backsplash, an eating nook with funky lighting and a wall pantry for extra storage. The primary bedroom



is also conveniently located on this level. Gather in the rec room in the finished basement and connect over movie and games nights. This level has a ton of additional room for guests, hobbies, a home gym and play areas. The bathroom was recently refreshed in 2022 and a new water-wise toilet was added. Other updates include a new high-efficiency furnace, central air conditioner, smart thermostat and hot water tank (2022), new shingles and ice damming (2015), new fascia/eavestrough (2022), partial new windows, walk-out door and patio doors (2016), new upper decking and glass railing (2022), the electrical panel and wiring updated (2009), additional blown-in attic insulation installed (2015) and the kitchen was added to the main floor in 2009 and then updated again in 2022 & 2025.

Built in 1913

Essential Information

MLS® #	A2220483
Price	\$629,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	717
Acres	0.07
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	107 Thomson Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 2W2

Amenities

Parking Spaces	1
Parking	Single Garage Detached, 220 Volt Wiring
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, Sloped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
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