

649 MARSH Road #419, Calgary T2E5B4

MLS®#: **A2134933** Area: **Bridgeland/Riverside** Listing Date: **05/24/24** List Price: **\$449,000**
 Status: **Pending** County: **Calgary** Change: **-\$26k, 12-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1998**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,755**
 Low Sqft:
 Ttl Sqft: **1,755**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),French Door,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`3" x 5`0"	4pc Ensuite bath	Main	8`4" x 4`11"
Bedroom	Main	12`4" x 11`7"	Eat in Kitchen	Main	5`6" x 9`10"
Kitchen	Main	8`4" x 11`7"	Living Room	Main	14`2" x 21`7"
Bedroom - Primary	Main	16`2" x 17`4"	Loft	Upper	29`11" x 20`5"
Den	Upper	11`9" x 12`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$835

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

9812498

Remarks

Pub Rmks: ******Open House June 23 1pm-3pm - Discover the epitome of urban living in this breathtaking, multi-level loft-style condo. Boasting over 1,750 square feet, this end unit on the top floor is a true gem. Nestled in the heart of the vibrant and trendy Bridgeland community, this home offers unparalleled convenience and style. Featuring two spacious bedrooms and a grand living room adorned with a cozy fireplace, this home exudes comfort and luxury. The soaring ceilings create an airy and open ambiance, perfect for relaxation and entertaining. The main floor houses two full bathrooms, including an en-suite in the primary bedroom, along with plenty of closet and storage space throughout. The expansive kitchen is a chef's delight, equipped with well-maintained stainless steel appliances, a vented range hood, and an adjacent eat-in area. Upstairs, you'll find an incredibly spacious loft area and a dedicated office/den space, ideal for working from home. Step outside and find yourself just a 15-minute stroll from downtown and the nearest C-Train station, or catch a bus just a block away. The location alone will leave you in awe, but the unit itself is what truly captivates. This unit also includes underground parking in a heated garage, ensuring your vehicle stays warm during the colder months. Living here means enjoying the best of both worlds: the buzz of downtown and the tranquility of nearby river pathways and local amenities. Bridgeland's charming community vibe make this 2-bedroom 1750+ square foot loft style apartment condo not just a place to live, but a place to call home. Don't miss the opportunity to make this spectacular loft yours!**

Inclusions: **Curtain Rods and Brackets, Built-in Shelving**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





