



THE
A-TEAM

**RE/MAX
FIRST**

955 MCPHERSON Road #319, Calgary T2E 6V3

MLS® #: **A2152006** Area: **Bridgeland/Riverside** Listing Date: **07/23/24** List Price: **\$319,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat:

Parkade, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **599**
 Low Sqft:
 Ttl Sqft: **599**

DOM

86
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|----------------|-------------------|-------|---------------|
| Living Room | Main | 11`3" x 10`10" | Kitchen | Main | 8`5" x 8`8" |
| Dining Room | Main | 5`2" x 11`3" | Den | Main | 7`11" x 6`0" |
| Foyer | Main | 6`0" x 6`6" | Laundry | Main | 3`6" x 2`8" |
| Balcony | Main | 10`10" x 5`2" | Bedroom - Primary | Main | 11`1" x 11`4" |
| Walk-In Closet | Main | 7`2" x 5`6" | 4pc Bathroom | Main | 8`5" x 5`6" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$431

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1311010**

Remarks

Pub Rmks: **Discover this fantastic 1-bedroom, 1-bathroom condo in Bridgeland, complete with underground parking! Step inside to appreciate the open floorplan that immediately showcases a centrally located kitchen equipped with stainless steel appliances and granite countertops. The living room offers ample space to entertain guests and opens up to a balcony that's larger than units above. The spacious bedroom features an organized walk-through closet leading directly to the 4-piece cheater ensuite, also finished with granite countertops. Additional conveniences include in-suite laundry, a secured underground parking space, and access to the building's courtyard common space and dog run. Situated close to downtown and all the vibrant amenities Bridgeland has to offer, this condo is perfectly positioned for urban living. Don't miss your chance to call this exceptional place home!**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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