



THE
A-TEAM

**RE/MAX
FIRST**

955 MCPHERSON Road #220, Calgary T2E 6V3

MLS® #: **A2162799** Area: **Bridgeland/Riverside** Listing Date: **09/05/24** List Price: **\$324,880**
 Status: **Active** County: **Calgary** Change: **None** 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: **Garden,Other**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **597**
 Low Sqft:
 Ttl Sqft: **597**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 5`6"	Entrance	Main	13`11" x 6`2"
Walk-In Closet	Main	7`2" x 5`6"	Bedroom - Primary	Main	11`2" x 11`3"
Living Room	Main	11`2" x 10`4"	Dining Room	Main	5`4" x 11`2"
Flex Space	Main	7`8" x 6`1"	Kitchen	Main	8`6" x 8`8"
Laundry	Main	2`8" x 3`4"	Balcony	Main	4`4" x 9`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$435

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1311010**

Remarks

Pub Rmks: **Location! Location! Location! Welcome to McPherson Place, perfectly situated in one of the trendiest inner city community of Bridgeland. This wonderful unit offers a well designed layout with views of the city. Enjoy an open concept 1 bed floorplan, bathed in natural light with an expansive south facing balcony. The kitchen is adorned with rich cabinetry, stainless steel appliances finished with beautiful granite countertops. Newly installed VLM flooring graces the space beautifully. The living room nook area serves as multi-purpose space which could be utilized as a guest room, fitness, storage or office. The primary bedroom has been appointed with wardrobe closets and commercial carpet for comfort during the cold months. In suite laundry, and a 4pc bathroom complete this living space. All this located in an amenity rich building with underground parking and secured bike storage. With a walk score of 87 and a bike score of 97 location is undeniable. Easy access to shopping, restaurants, cafes, transit, and the downtown core. Titled parking included. Do not miss out on this opportunity, call to view today!**

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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