

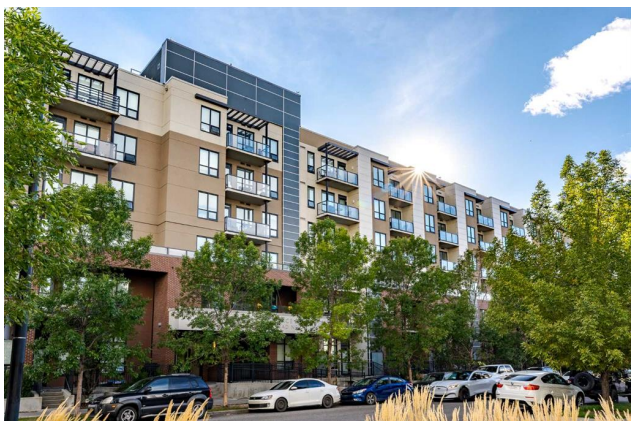


THE A-TEAM

RE/MAX FIRST

955 MCPHERSON Road #Suite 420, Calgary T2E6V3

MLS®#: A2170944 Area: Bridgeland/Riverside Listing Date: 10/04/24 List Price: \$299,000
Status: Active County: Calgary Change: -\$6k, 06-Nov Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 608
Low Sqft:
Ttl Sqft: 608

DOM

48
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Access:

Lot Feat: Dog Run Fenced In,Lawn,Garden,Landscaped,Street Lighting,Underground Sprinklers,Treed
Park Feat: Heated Garage,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings
Int Feat: Breakfast Bar,Ceiling Fan(s),Closet Organizers,Elevator,Granite Counters,High Ceilings,No Animal Home,Open Floorplan,Walk-In Closet(s),Wired for Data
Utilities: Cable Internet Access,Electricity Connected,Garbage Collection,High Speed Internet Available

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, Living Room, Laundry, Bedroom, Kitchen, Balcony, and Walk-In Closet.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$435

Fee Simple

DC (Pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1311010

Remarks

Pub Rmks: **This immaculate fourth floor condo is situated in the vibrant community of Bridgeland. It boasts an open floor plan that showcases a beautiful kitchen equipped with stainless steel appliances, granite countertops and espresso cabinets. The living room provides ample space for entertaining and leads to a south-facing balcony that overlooks the greenspace and pathways along the Bow River as well as Calgary's beautiful skyline. This unit features a large bedroom with a spacious walk-in closet with organizers. This whole area has brand new carpet. The entire condo has also just been professionally re-painted throughout. Suite 420 comes with in-suite laundry, a secured, titled and heated underground parking space as well as access to the building's courtyard green-space, garden and enclosed dog run. McPherson place is only a few steps to beautiful Murdoch Park, baseball diamonds and pickleball courts. Bridgeland is also home to some of the best restaurants, organic grocery stores, coffee shops, cocktail bars, salons, gyms and wine shops in the city. This condo is very close to the C-train station and is a short commute to downtown Calgary. Don't miss out! Book a viewing today!**

Inclusions: None
Property Listed By: Real Broker

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







