



THE
A-TEAM

**RE/MAX
FIRST**

834 MCPHERSON Road #2, Calgary T2E4Z5

MLS® #: **A2171077** Area: **Bridgeland/Riverside** Listing Date: **10/05/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,566**
 Low Sqft:
 Ttl Sqft: **1,566**

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Views**
 Park Feat: **See Remarks,Shared Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Metal Siding ,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Quartz Counters,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"	Dining Room	Main	16`0" x 8`11"
Kitchen	Main	13`6" x 8`8"	Living Room	Main	15`2" x 11`8"
4pc Bathroom	Second	8`3" x 4`11"	4pc Ensuite bath	Second	7`7" x 7`5"
Bedroom	Second	14`2" x 9`2"	Bedroom - Primary	Second	13`5" x 13`8"
Walk-In Closet	Second	8`2" x 5`9"	Loft	Third	20`0" x 17`6"
Storage	Third	5`0" x 13`4"	Storage	Third	4`11" x 11`9"
1pc Bathroom	Basement	9`6" x 7`3"	Office	Basement	9`7" x 7`3"

Game Room

Basement

15`6" x 13`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

18`2" x 6`10"

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1412068**

Remarks

Pub Rmks: **OUTSTANDING inner city townhouse located in the HEART of BRIDGELAND. Just 5 minutes from downtown + walking distance to shopping, restaurants, parks & transit. Featuring 2 bedrooms + 2/2 baths, 9 foot ceilings, solid core doors and central AIR CONDITIONING, this home is a MUST see! Main floors offers a spacious living room w/ access to back patio, open to good sized kitchen showcasing a waterfall island, ss appliances, soft close cabinets + subway backsplash. 2 pc powder room completes the main level. Ascend upstairs to the large primary bedroom boasting a 4 pc ensuite w/ dual vanities + walk in closet. Additional good sized bedroom, 4 pc bath + upstairs laundry. The third level loft boasts a VAULTED ceiling + SKYLIGHTS w/ access to private ROOFTOP PATIO. Lower level is laid out nicely for future development. Just steps away from shopping, restaurants, tennis courts, parks + Bridgeland LRT station. Quick Access to downtown, Calgary Zoo, Inglewood, East Village and Deerfoot Trail. Exceptional Value!**

Inclusions:
Property Listed By: **Window Coverings**
RE/MAX House of Real Estate

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





