

834 MCPHERSON Road #2, Calgary T2E4Z5

MLS®#: **A2171077** Area: **Bridgeland/Riverside** Listing **10/05/24** List Price: **\$485,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Lot Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 2013 Abv Sqft: 1,566

Low Sqft:

Ttl Sqft: **1,566**

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

77

Ttl Park: 1
Garage Sz: 1

2 (2)

3.0 (2 2)

3 Storey

Access:

Lot Sz Ar:

Lot Shape:

Lot Feat: Back Lane, Views

Park Feat: See Remarks, Shared Driveway, Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Metal Siding ,Stucco, Wood Frame

Flooring:

None 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:

Sewer:

Ext Feat:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Window Coverings

Property Listed By: RE/MAX House of Real Estate

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









