



THE A-TEAM

RE/MAX FIRST

955 MCPHERSON Road #319, Calgary T2E 6V3

MLS® #: A2174197 Area: Bridgeland/Riverside Listing Date: 10/21/24 List Price: \$314,888
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2013
Finished Floor Area: 599
Low Sqft: 599
Ttl Sqft: 599

DOM

31
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Access:
Lot Feat:
Park Feat: Parkade, Stall, Titled, Underground

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Foyer, Balcony, Walk-In Closet, Kitchen, Den, Laundry, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$431

Fee Simple

DC

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: **na**
Property Listed By: **2% Realty**

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







