

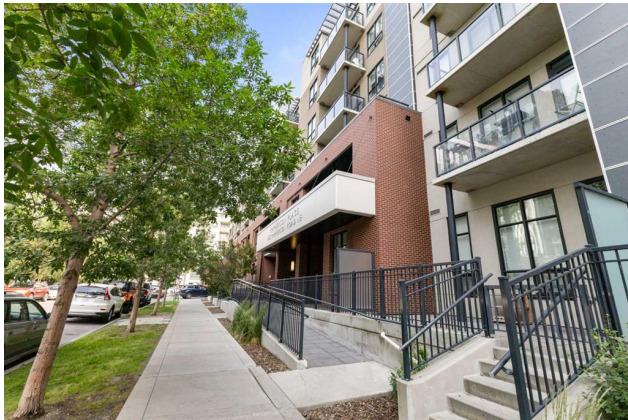


THE A-TEAM

RE/MAX FIRST

955 MCPHERSON Road #522, Calgary T2E 6V3

MLS® #: A2174875 Area: Bridgeland/Riverside Listing Date: 10/23/24 List Price: \$318,800
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:
Park Feat: Underground

Finished Floor Area

Abv Sqft: 602
Low Sqft:
Ttl Sqft: 602

DOM

59

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, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Int Feat: Bookcases, Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, Living Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Kitchen, Office.

Legal/Tax/Financial

Condo Fee: \$431 Title: Fee Simple Fee Freq: Zoning: DC Pre 1P2007

Legal Desc:

1311010

Monthly

Remarks

Pub Rmks: **Immaculate 1-bedroom, 1-bathroom condo located on the 5th floor in the heart of trendy Bridgeland, one of the city's most desirable neighborhoods. This beautifully maintained unit features an open floor plan, making it perfect for modern urban living. The spacious living room can easily serve as a multi-purpose space, offering ample room for a home office setup. The kitchen is equipped with sleek stainless steel appliances, adding a contemporary touch to the space. Step out onto your private balcony and enjoy the views, or relax knowing you have the convenience of in-suite laundry. With a walkable score of 87/97, this location offers access to some of the best shops, cafes, and restaurants just steps away. You'll also appreciate the easy access to public transit and the short commute to the downtown core. For added convenience, the condo comes with a titled underground parking stall, ensuring secure and hassle-free parking. This immaculate condo offers a perfect blend of comfort and convenience in one of the city's most vibrant and sought-after communities. Don't miss your chance to call this exceptional property home!**

Inclusions:

N/A

Property Listed By:

CIR Realty

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





