

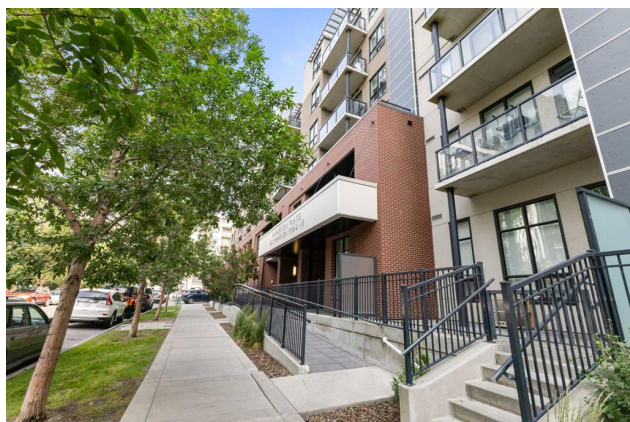


THE
A-TEAM

**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

28
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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5' 7" x 8' 6"	Bedroom	Main	11' 5" x 11' 2"
Dining Room	Main	11' 4" x 5' 4"	Kitchen	Main	11' 4" x 8' 8"
Living Room	Main	11' 4" x 10' 0"	Office	Main	6' 0" x 7' 11"

Legal/Tax/Financial

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

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





