



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**836 MCPHERSON Road #1, Calgary T2E 4Z5**

MLS®#: **A2183234** Area: **Bridgeland/Riverside** Listing Date: **01/02/25** List Price: **\$725,000**  
 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:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped**  
 Park Feat: **Shared Driveway,Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,787**  
 Low Sqft:  
 Ttl Sqft: **1,787**

DOM

**5**

Layout

Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Primary Downstairs,Soaking Tub,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	14`5" x 8`6"	Dining Room	Second	16`0" x 10`0"
Living Room	Second	14`0" x 10`10"	Bonus Room	Third	19`11" x 18`5"
Bedroom - Primary	Main	11`6" x 10`11"	Bedroom	Main	10`0" x 9`4"
Bedroom	Basement	16`11" x 8`9"	2pc Bathroom	Second	4`11" x 4`4"
5pc Ensuite bath	Main	11`6" x 4`11"	3pc Ensuite bath	Main	7`8" x 6`7"
4pc Bathroom	Basement	9`4" x 7`5"			

Condo Fee:  
**\$485**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1412068**

Remarks

Pub Rmks: **STUNNING UPDATED EXECUTIVE TOWNHOME - 2,350 SQ FT+ OF TOTAL LIVING SPACE, ROOFTOP PATIO WITH CITY VIEWS, 3 BEDROOMS, 3.5 BATHS, CENTRAL A/C, STEPS TO TRENDY SHOPS & MINUTES TO DOWNTOWN! Discover the perfect blend of luxury and convenience in this SOUTH-FACING, FRONT-UNIT townhome, ideally located in the heart of Bridgeland, one of Calgary's most vibrant and walkable neighborhoods. The ground floor offers two generously sized bedrooms, each with its own ensuite, providing ultimate comfort and privacy. The second floor features a modern chef's kitchen with quartz countertops, stainless steel appliances, and an oversized waterfall island. A sun-drenched dining area featuring built-in storage flows seamlessly into the spacious living room, which includes a cozy gas fireplace. Just off the living room is a balcony with a gas line, ideal for outdoor cooking. The top floor is an entertainer's dream, featuring a bonus room with a wet bar, wine fridge, soaring 13' vaulted ceilings, built-in speakers, and access to your private ROOFTOP PATIO WITH SWEEPING CITY VIEWS. The fully finished basement (with permits) includes a third bedroom and a full bathroom with laundry. This area is perfect for hosting guests or creating a work-from-home space. Don't forget to check out the large storage space under the lower stairs. The Bridge 8 complex has undergone significant exterior upgrades, enhancing both its durability and value. Low condo fees and a healthy reserve fund further enhance this exceptional opportunity. Don't miss your chance to experience the best of inner-city living—schedule your viewing today!**

Inclusions: **n/a**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











