



THE
A-TEAM

**RE/MAX
FIRST**

955 MCPHERSON Road #427, Calgary T2E6V3

MLS® #: **A2183826** Area: **Bridgeland/Riverside** Listing Date: **12/20/24** List Price: **\$410,000**
Status: **Pending** 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:

Finished Floor Area
Abv Sqft: **887**
Low Sqft:
Ttl Sqft: **887**

Parkade,Stall,Underground

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Dog Run**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`10" x 7`9"	4pc Ensuite bath	Main	6`5" x 8`6"
Bedroom	Main	11`2" x 11`4"	Dining Room	Main	8`7" x 11`7"
Foyer	Main	8`5" x 6`10"	Kitchen	Main	8`7" x 11`4"
Living Room	Main	12`0" x 11`7"	Bedroom - Primary	Main	11`9" x 11`4"

Legal/Tax/Financial

Condo Fee: **\$642** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1311010**

Remarks

Pub Rmks: **PRIME BRIDGELAND LIVING! This contemporary 2-bedroom, 2-bathroom corner unit on the 4th floor is perfectly situated in the vibrant community of Bridgeland. Two-bedroom units like this rarely come onto the market, making this a unique opportunity you won't want to miss. Just steps from the C-Train, parks, tennis courts, shops, bike paths, and more, this bright and spacious 887 sq. ft. condo offers an open floor plan with large windows that flood the space with natural light. Features include stainless steel appliances, granite countertops, custom closets in the primary bedroom, in-suite laundry, and a titled, secured underground parking stall. Enjoy the professionally painted interior, new backsplash, updated lighting, and a large balcony overlooking tennis courts on quiet side of the building. Built with poured concrete, this is a solid building, with a healthy reserve fund. Additional perks include a dog run and garden common area. Whether you're looking for a prime central location or a great investment opportunity, this unit checks all the boxes. Book your showing today and experience everything Bridgeland has to offer!**

Inclusions:
Property Listed By: **Telus wifi box
Keller Williams BOLD Realty**

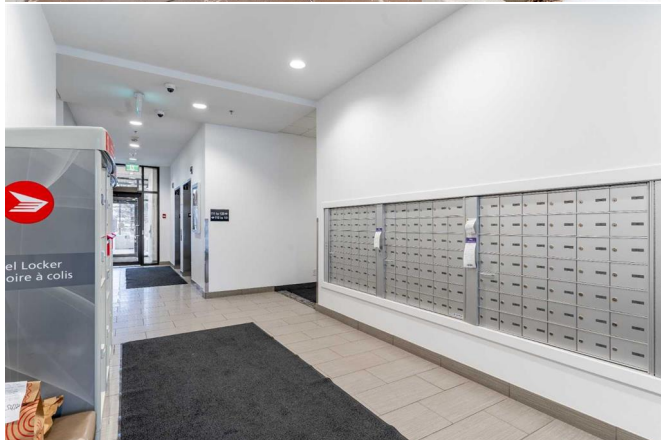
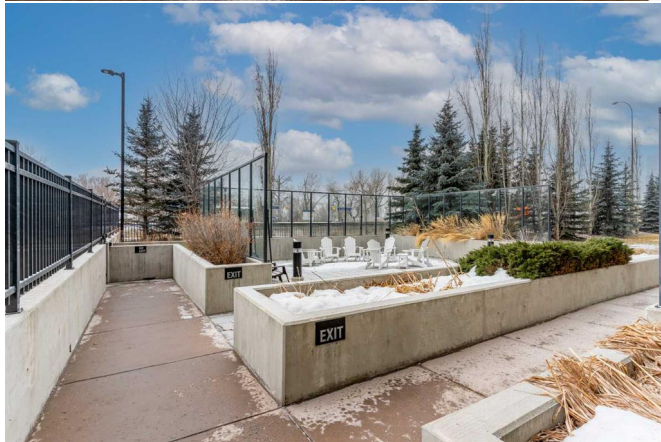
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











427-955 McPherson Rd NE, Calgary, AB
Main Floor - Stair Area B17.37 sq ft



0 3 6 ft PREPARED: 2024/12/17

White regions are excluded from total floor area in VOLUME floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

427-955 McPherson Rd NE, Calgary, AB

Main Floor Interior Area 887.37 sq ft



PREPARED: 2024/12/17



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.