



THE A-TEAM

RE/MAX FIRST

635 MARSH Road #13, Calgary T2E 5B4

MLS® #: A2205392 Area: Bridgeland/Riverside Listing Date: 03/25/25 List Price: \$349,999
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1981

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Underground

DOM

11
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment-Single Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard, Fireplace(s), Natural Gas
Sewer:
Ext Feat: Lighting

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

Kitchen Appl: Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Walk-In Closet, Bedroom, Foyer, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, 3pc Ensuite bath, Walk-In Closet, and Laundry.

Legal/Tax/Financial

Condo Fee:
\$788

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **8211689**

Remarks

Pub Rmks: ***** OPEN HOUSE Sun Apr 6, 2025 2pm - 4pm *** Discover the perfect blend of comfort and investment potential in this stunning 2-bedroom, 2-bathroom downtown apartment with over 1,000 sq. ft. of bright, modern living space. The south-facing exposure floods the unit with natural light throughout the day, while the large windows offer breathtaking city skyline views. Ideal for families, professionals, and renters alike, this pet-friendly building is located right next to Riverside Science School and is surrounded by a vibrant mix of restaurants, bars, and cafes, making it perfect for both comfortable living and strong rental income potential. The open-concept layout offers a spacious living and dining area, and both bedrooms are generously sized with ample walk-in closet space. Its unbeatable location ensures easy access to public transit, shopping, and entertainment, adding to the convenience and lifestyle appeal. With the combination of a sought-after downtown address and high rental demand, this apartment presents an excellent opportunity for both long-term value and immediate returns. Whether you're looking for a place to call home or a smart investment opportunity, this prime downtown location is hard to beat — schedule your viewing today!**

Inclusions:
Property Listed By: **None**
Greater Property Group

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









