

522, 955 McPherson Road NE  
Calgary, Alberta

MLS # A2174875



**\$318,800**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 431

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC Pre 1P2007

**Foundation:** -

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan

**Inclusions:** N/A

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!