

427, 955 Mcpherson Road NE  
Calgary, Alberta

MLS # A2183826



**\$410,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 642

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** Telus wifi box

**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!