

**Suite 420, 955 McPherson Road NE
Calgary, Alberta**

MLS # A2170944



\$304,999

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	609 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Dog Run Fenced In, Lawn, Garden, Landscaped, Street Lighting, Underground		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (Pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Garbage
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

This immaculate fourth floor condo is situated in the vibrant community of Bridgeland. It boasts an open floor plan that showcases a beautiful kitchen equipped with stainless steel appliances, granite countertops and espresso cabinets. The living room provides ample space for entertaining and leads to a south-facing balcony that overlooks the greenspace and pathways along the Bow River as well as Calgary's beautiful skyline. This unit features a large bedroom with a spacious walk-in closet with organizers. This whole area has brand new carpet. The entire condo has also just been professionally re-painted throughout. Suite 420 comes with in-suite laundry, a secured, titled and heated underground parking space as well as access to the building's courtyard green-space, garden and enclosed dog run. McPherson place is only a few steps to beautiful Murdoch Park, baseball diamonds and pickleball courts. Bridgeland is also home to some of the best restaurants, organic grocery stores, coffee shops, cocktail bars, salons, gyms and wine shops in the city. This condo is very close to the C-train station and is a short commute to downtown Calgary. Don't miss out! Book a viewing today!