

2, 834 McPherson Road NE
Calgary, Alberta

MLS # A2171077



\$485,000

Division:	Bridgeland/Riverside		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,566 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	See Remarks, Shared Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Coverings

OUTSTANDING inner city townhouse located in the HEART of BRIDGELAND. Just 5 minutes from downtown + walking distance to shopping, restaurants, parks & transit. Featuring 2 bedrooms + 2/2 baths, 9 foot ceilings, solid core doors and central AIR CONDITIONING, this home is a MUST see! Main floors offers a spacious living room w/ access to back patio, open to good sized kitchen showcasing a waterfall island, ss appliances, soft close cabinets + subway backsplash. 2 pc powder room completes the main level. Ascend upstairs to the large primary bedroom boasting a 4 pc ensuite w/ dual vanities + walk in closet. Additional good sized bedroom, 4 pc bath + upstairs laundry. The third level loft boasts a VAULTED ceiling + SKYLIGHTS w/ access to private ROOFTOP PATIO. Lower level is laid out nicely for future development. Just steps away from shopping, restaurants, tennis courts, parks + Bridgeland LRT station. Quick Access to downtown, Calgary Zoo, Inglewood, East Village and Deerfoot Trail. Exceptional Value!