

**2, 834 Mcpherson Road NE**  
**Calgary, Alberta**

**MLS # A2216479**



**\$549,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside                               |               |                   |
| <b>Type:</b>     | Residential/Four Plex                              |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                 |               |                   |
| <b>Size:</b>     | 1,778 sq.ft.                                       | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | On Street, Shared Driveway, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Rectangular Lot, Views    |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Concrete, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 487 |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |

**Inclusions:** Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Washer AS IS WHERE IS

Inner City | Near the Bow River | Walking Distance to Downtown | Incredible Neighbourhood Amenities | 2-Beds | 2 Full Baths | 2 Half Baths | Open Floor Plan | Full Height Cabinets | Quartz Countertops | Waterfall Breakfast Bar | Barstool Seating | High Ceilings | Large Windows | Skylight | Vaulted Ceilings | Balcony | Single Detached Garage. Welcome to this great 3-storey townhome in the heart of Bridgeland. This home boasts 1,778 SqFt with 2 bedrooms, 2 full baths & 2 half baths. The main level opens to a foyer with closet storage. The open floor plan living space with large windows and high ceilings makes this a great space to host. The kitchen is outfitted with full height cabinets, quartz countertops and a waterfall breakfast bar with barstool seating. The living room is centred with a gas fireplace making it both a comfortable and modern space to unwind. This level is complete with a 2pc bath. Up the stairs to the 2nd level you'll find 2 bedrooms each with their own ensuite bathroom. The uppermost level has vaulted ceilings and leads to a rooftop balcony. The partially finished basement is ready for future development of a space that fits your family's needs. The rear single garage has alley access for year round secured parking. Additional parking is readily available at the front of your home. This neighbourhood is family and amenity rich! Enjoy an active lifestyle with the next door tennis courts plus numerous walking/bike paths and the Bow River are at your fingertips! Hurry and book your showing today.