

**323, 955 McPherson Road NE
Calgary, Alberta**

MLS # A2196563



\$309,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	None
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Discover urban living at its finest in the heart of Bridgeland, one of Calgary's most sought-after inner-city communities. This beautifully designed one-bedroom unit features a bright and functional open-concept layout and a spacious south-facing balcony. The kitchen is equipped with rich cabinetry, sleek granite countertops, and stainless steel appliances, creating a stylish and functional space for cooking and entertaining. Newer luxury vinyl plank flooring throughout the living, dining, and bedroom, make it pet friendly and easy for cleaning. The primary bedroom is outfitted with wardrobe closets and flows nicely into the well-appointed 4-piece bathroom. Other updates of this condo include all new paint throughout, upgraded higher-end washer/dryer plus a new dishwasher. Residents of McPherson Place enjoy a wide range of amenities, including heated underground titled parking, secure bike storage, and a vibrant location with exceptional walkability and bike access. Just steps from shops, restaurants, cafés, public transit, and the downtown core, this is an opportunity not to be missed.