

**122, 955 McPherson Road NE
 Calgary, Alberta**

MLS # A2247881



\$294,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, See Remarks, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Storage, Vinyl Windows		

Inclusions:	N/A
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Exceptional south-facing ground-level 1-bedroom residence in the heart of Bridgeland, boasting a sprawling walkout patio that opens directly onto serene common green space, one of only eight exclusive units in the building. Soaring 10' ceilings enhance the sense of space and light, while the gourmet kitchen showcases granite countertops, premium appliances, and thoughtful upgrades including a custom closet insert (2021), a built-in office area (2021), a new dishwasher (2022), a new microwave (2025), and new washer and dryer (2025). Recent enhancements, such as freshly painted bathroom and doorframes (2025), add a crisp, modern touch. The bedroom features a walk-through closet to a stylish 4-piece bath, and the private garden with planters offers a tranquil retreat with downtown views. Residents enjoy access to a fenced dog area, secure heated bicycle storage, and a coveted street parking pass with a designated space right out front. Perfectly positioned just steps to the Bridgeland C-Train Station, the Bow River pathways, and the vibrant Bridgeland-Riverside district brimming with artisan cafés, acclaimed eateries, boutiques, parks, and sports fields, plus a stroll to downtown, the Zoo, and Telus Spark, this remarkable property offers a rare fusion of luxury, lifestyle, and location at an exceptional value.