

**327, 955 Mcpherson Road NE**  
**Calgary, Alberta**

**MLS # A2288076**



**\$375,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 887 sq.ft.                         | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Vinyl Plank                               | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 625          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** TV Mount

Few inner city communities capture the lifestyle, energy & walkability of Bridgeland. Known for its vibrant streets, highly accessible amenities, & exceptionally easy access to downtown, this highly sought-after neighbourhood continues to stand out as one of Calgary's premier urban destinations. Welcome to McPherson Place. This bright, freshly painted 2 bedroom, 2 full bathroom END UNIT offers 887 sq. ft. of functional living space, with large third floor windows that fill the home with natural light & offer beautiful views. This smart, well-designed layout features bedrooms & bathrooms positioned on opposite sides of the unit, with the central living room creating ideal separation and enhanced privacy. Additional highlights include a large kitchen, in-suite laundry & a secured, titled underground parking stall. The truly distinguishing feature of this home is its location. It is exceptional. Easy access to the Bow River pathway system leading to St. Patrick's Island & scenic walks along the river. Riverside Park, Murdoch Park, & recreation are also right outside your front door. Residents enjoy nearby dog parks, basketball + tennis courts, & playgrounds, plus the vibrant atmosphere around St. Matthew Square. This home is surrounded by popular cafes, local restaurants, gyms, & boutique shops that make Bridgeland a true destination neighbourhood. Bridgeland is arguably one of Calgary's best communities for active, urban living. All of this & just 2.5 km from downtown Calgary. Commuting is effortless with Bridgeland/Memorial LRT Station just around the corner. Seamless access by car to Memorial Drive & Deerfoot Trail to get you on your way. McPherson Place, the perfect pairing of refined living & a premier inner city location. Don't miss this opportunity - this home & location offer unbeatable value. Call today for your private

showing.