

101, 649 Marsh Road NE
Calgary, Alberta

MLS # A2318105



\$345,888

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: Kithcen Island

Freshly painted and move-in ready, this spacious raised main-floor end unit offers a rare combination of space, comfort, and location in one of Calgary's most sought-after inner-city neighbourhoods. With nearly 942 square feet, this two-bedroom, two full bathroom condo has the kind of floorplan that's rare in Bridgeland. Built in 1998, it offers a more modern layout than many of the area's older buildings while providing significantly more living space than much of today's new construction. The result is a home that simply feels comfortable, with generously sized rooms, full-size in-suite laundry, and room to spread out. The kitchen features white cabinetry, stainless steel appliances, a subway tile backsplash, and plenty of workspace, opening into the spacious living room where a cozy gas fireplace creates the perfect place to relax at the end of the day. Step outside to your private balcony for a morning coffee or a quiet evening unwind. The primary bedroom is filled with natural light and includes a walk-in closet and private ensuite. The second bedroom also features a walk-in closet, making it ideal for guests, a roommate, or a dedicated home office. One of the best features of this home is its location. Tucked into a well-maintained building with green space to enjoy, you're just minutes from downtown, the Bow River pathways, East Village, the CTrain, and all of the cafes, restaurants, and local favourites that have made Bridgeland one of Calgary's most vibrant communities. Enjoy being close to the action while still having a quiet place to come home to. Adding to the convenience is a heated underground parking stall located right beside the entrance door to the building—a small detail you'll appreciate year-round. If you've been looking for a home with a little more breathing room, a shorter commute, and a walkable inner-city lifestyle, this Bridgeland

condo delivers.