

**12, 635 Marsh Road NE**  
**Calgary, Alberta**

**MLS # A2320708**



**\$275,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 798
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** NA

Welcome to this bright and spacious condo in the heart of Bridgeland, one of Calgary's most sought-after inner-city communities. Offering nearly 1,000 square feet of thoughtfully designed living space, this well-maintained home combines comfort, functionality, and an unbeatable location. Step inside to discover a rare and practical front entry mudroom, providing the perfect space to kick off your shoes and stay organized. The open-concept layout is filled with natural light thanks to large windows throughout, creating a warm and inviting atmosphere. The unit features two generous bedrooms and two full bathrooms, including a primary retreat complete with its own private ensuite. In-suite laundry adds everyday convenience, while recent updates such as a stainless steel stove and refrigerator provide modern appeal. You'll also enjoy the added value of an assigned parking stall and dedicated storage, ensuring all your lifestyle needs are covered. The true highlight of this home is its exceptional Bridgeland location. Just steps from trendy cafes, restaurants, parks, pathways, shopping, transit, and downtown Calgary, this is urban living at its finest. Whether you're grabbing coffee, meeting friends for dinner, or enjoying a walk along the river pathways, everything you need is right outside your door. For added peace of mind, the building has undergone extensive maintenance and capital improvements over the years, allowing buyers to move in with confidence knowing the property is well cared for and up to date. Don't miss this opportunity to own a spacious, move-in-ready home in one of Calgary's most vibrant and walkable neighbourhoods