

**224, 955 Mcpherson Road NE**  
**Calgary, Alberta**

**MLS # A2323431**



**\$295,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Welcome to McPherson Place in the heart of Bridgeland, one of Calgary's most sought-after inner-city communities. Renowned for its vibrant urban lifestyle, excellent walkability, and easy access to nature, Bridgeland offers the perfect balance of convenience and recreation. This well-maintained building is just steps from the Bridgeland/Memorial LRT Station and surrounded by an abundance of parks, pathways, cafes, restaurants, and everyday amenities. This beautifully upgraded one-bedroom condo is vacant, move-in ready, and has been exceptionally well cared for. You'll appreciate the stylish laminate flooring that runs throughout the unit, creating a modern and cohesive feel. The kitchen features quartz countertops, an upgraded tile backsplash, and stainless steel appliances. The bright and open living and dining areas offer a comfortable space for everyday living and entertaining, while the versatile nook provides an ideal spot for a dining area, home office, or study space. The spacious bedroom is filled with natural light from large windows and features an upgraded barn-style sliding door. The walk-through closet is equipped with a full wall of custom organizers to keep everything neatly arranged. The bathroom is finished with attractive tile flooring, adding both style and durability. Step outside onto your private balcony, perfect for enjoying fresh air, morning coffee, or a touch of urban gardening. Residents also enjoy access to a beautifully maintained courtyard, offering a peaceful outdoor retreat within the complex. Additional features include a titled underground parking stall and secure building access. Just one block away, General Plaza provides a fantastic community gathering space with expansive green areas, walking paths, sports courts, and a large playground. Across the LRT pedestrian bridge, you'll find the scenic Bow River pathway

system connecting you to East Village, St. Patrick's Island, downtown Calgary, and countless opportunities to enjoy the river valley's natural beauty. An exceptional opportunity for young professionals, downsizers, empty nesters, or investors seeking an unbeatable location and move-in-ready home in one of Calgary's most desirable neighbourhoods