

10, 635 Marsh Road NE
Calgary, Alberta

MLS # A2329605



\$300,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,133 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 918
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

LOCATION LOCATION LOCATION! Welcome to your new home in the heart of Bridgeland, one of Calgary's most sought after inner-city communities where every day feels connected to the best the city has to offer. Start your morning at one of the neighbourhood's trendy cafés, meet friends for dinner at one of Bridgeland's incredible restaurants, enjoy an evening at the Bridgeland Distillery just across the street, or take a scenic stroll along the Bow River only a 5 minute walk from your front door. With Murdoch Park just 6 minutes away, downtown minutes from home, Prince's Island Park only an 8 minute drive, and quick access to Deerfoot Trail, this location offers the perfect balance of convenience and lifestyle. Inside, this bright and spacious 2 bedroom, 2 bathroom condo offers 1132 Sq.Ft of thoughtfully designed living space. The open-concept layout is filled with natural light thanks to the desirable south-facing balcony, creating a warm and inviting atmosphere throughout the day. The modern kitchen is beautifully finished with quartz countertops, stainless steel appliances, soft-close cabinetry, and flows seamlessly into the dining and living areas, where a stunning stone gas fireplace creates the perfect place to relax or entertain. A unique feature of this home is the retractable divider in the main living area, allowing you to easily create a private home office, reading nook, or guest space while maintaining the flexibility of an open floor plan. The spacious primary suite includes its own ensuite with a floor to ceiling tile shower and LED mirror, while the second bedroom and full bathroom provide ideal accommodations for guests, roommates, or a growing family. Practicality meets comfort with in-suite laundry featuring additional storage, a separate in-unit storage closet, heated underground parking, and an assigned storage locker for all your seasonal gear. If you've been

searching for a home that offers exceptional space, stylish finishes, and an unbeatable walkable lifestyle in one of Calgary's most vibrant communities, this Bridgeland condo is one you won't want to miss. Book your showing today!