

# \$305,000 - 522, 955 Mcpherson Road Ne, Calgary

MLS® #A2198073

## \$305,000

1 Bedroom, 1.00 Bathroom, 602 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This stunning 1-bedroom, 1-bathroom condo is located on the 5th floor in the heart of vibrant Bridgeland, one of Calgary's most sought-after neighborhoods! Impeccably maintained, this unit has a spacious open floor plan that's ideal for contemporary urban living. The bright and airy living room offers plenty of flexibility, perfect for both relaxation and a home office setup. The sleek kitchen, featuring modern stainless steel appliances, is a dream. Step out onto your private balcony and enjoy sweeping views of the neighborhood and beyond—an unbeatable spot to watch the Stampede fireworks this summer! With in-suite laundry for added convenience, this condo is as practical as it is stylish.

Enjoy an incredible walk score of 87/97, placing you steps away from Bridgeland's best shops, cafes, and restaurants. Plus, with easy access to public transit and just a short commute to downtown, you'll be perfectly situated for both work and play. For added convenience, the condo includes a titled underground parking stall, ensuring secure, hassle-free parking. This is more than just a home; it's a lifestyle. Don't miss the opportunity to live in one of Calgary's most dynamic communities—schedule your viewing today!

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198073          |
| Price          | \$305,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 602               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 522, 955 Mcpherson Road Ne |
| Subdivision | Bridgeland/Riverside       |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2E6V3                     |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Underground  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 6   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 12                  |
| Zoning         | DC (1P2007)         |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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