



GRASSROOTS
REALTY GROUP

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**313, 955 Mcpherson Road NE
Calgary, Alberta**

MLS # A2227483



\$242,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	430 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Elevator, Granite Counters, High Ceilings, Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: AS IS/WHERE IS - SEE SCHEDULE "A"

Studio/Bachelor apartment in a prime location in the heart of Bridgeland/Riverside! This location offers Walking distance to Downtown, Cafes and Restaurants, Zoo, Parks, River Pathways, Bridgeland Farmers Market and C-Train station across the road. This unit is on the 3rd floor with views & balcony facing North. Open concept suite featuring a spacious Kitchen with Stainless Steel appliances and Granite Countertops, In-suite laundry and a 4 pc bath. Big windows and high ceilings allow in the Natural light. This building is in the heart of the action and offers some fantastic outdoor amenities including community garden boxes, Large Outdoor patio area as well as green space. Pet friendly (with board approval) and locked bike storage available. Fenced off leash area for your pets (currently closed, pending upgrades).