



**GRASSROOTS**  
REALTY GROUP

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414, 955 Mcpherson Road NE  
Calgary, Alberta

MLS # A2257596



**\$304,900**

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 430

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to McPherson Place! This beautifully designed 1-bedroom apartment offers a bright and open floorplan perfect for modern living. The spacious kitchen features granite countertops, a breakfast bar, stainless steel appliances, and flows seamlessly into the dining and living areas—ideal for entertaining or everyday comfort. A 4-piece bathroom and convenient in-suite laundry add to the functionality of the space. Located in a prime inner-city location, you're just steps away from the scenic river pathways, the Bridgeland CTrain station, and walking distance to Downtown, local cafes, and a variety of trendy restaurants. McPherson Place is a pet-friendly building with its own private dog park, making it perfect for pet owners. Additional outdoor amenities include a sunny courtyard, community garden, and secure bike storage. This unit also comes with one indoor parking stall and offers easy access to Memorial Drive and Deerfoot Trail. Whether you're a young professional, a couple, or an investor, this is a fantastic opportunity to own in one of the city's most sought-after areas. Don't miss out—schedule your viewing today!