



GRASSROOTS
REALTY GROUP

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1, 840 Mcpherson Road NE
Calgary, Alberta

MLS # A2280169



\$725,000

Division:	Bridgeland/Riverside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,793 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Enclosed, Garage Door Opener, Secured, See Remarks		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 494
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Bookshelf wall unit in bonus room, Storage units in basement landing x2, Garage shelving

Nestled in the heart of BRIDGELAND, one of Calgary's most dynamic inner-city communities, awaits your stunningly updated executive 3 storey townhome, offered at \$725,000 - tremendous value. With over 2428 SQUARE FEET OF TOTAL LIVING SPACE, this 3 BED 3.5 BATH home has a FULLY DEVELOPED BASEMENT, a ROOFTOP PATIO WITH CITY VIEWS, and a DEDICATED GARAGE SPACE. Situated on a quiet street, this ORIGINAL OWNER PROPERTY has been lovingly maintained and is move-in-ready. Just MINUTES TO DOWNTOWN and steps to trendy shops, restaurants, and amenities - you'll truly be living the downtown dream. This front unit home is SOUTH FACING, flooding the interior with beautiful natural light. The ground floor offers two generously sized bedrooms, each with its own ensuite, allowing the main living space to occupy a more elevated vista from the second floor. Ascending the beautiful hardwood staircase, you'll find an OPEN PLAN LIVING SPACE that is truly the heart of the home. Light and bright, this spacious level features a modern chef's kitchen with quartz countertops, stainless steel appliances (including a gas range), and a waterfall island. A sun-drenched dining area featuring built-in storage flows seamlessly into the spacious living room, which includes a cozy gas fireplace and recessed shelving. Just off the living room is a breakfast balcony with a gas line, ideal for outdoor cooking. The top floor is an entertainer's dream, featuring a LARGE BONUS ROOM with a wet bar, soaring 13' vaulted ceilings, built-in speakers, and glass patio doors leading to your private rooftop deck with sweeping views of the downtown skyline. The builder finished lower level includes a third bedroom with a wet bar (or rec room), a full bathroom, storage room, and a dedicated laundry room (with a brand new

washing machine). The Bridge 8 complex has undergone significant exterior upgrades, enhancing both its durability and value. Low condo fees and a healthy reserve fund further enhance this exceptional opportunity. SPECIAL FEATURES INCLUDE: tennis courts right next door, Hunter Douglas blinds, IQ air filtration system, and in-floor heating in the basement. Bridgeland is a vibrant community with so many amenities nearby including the LRT, Calgary Zoo, Telus Spark, the Bow River pathway system, and great access to Deerfoot Trail or into the Beltline. If you're looking for that exciting city lifestyle this home is a must-see. Don't miss your chance to experience the best of inner-city living—call your Realtor today for a private viewing!