



GRASSROOTS
REALTY GROUP

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524, 955 Mcpherson Road NE
Calgary, Alberta

MLS # A2281717



\$259,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Closet Organizers, Elevator, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 430
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: AS IS/WHERE IS SALE

Welcome to Unit 524 on McPherson Road NE, ideally located in the heart of Bridgeland, one of Calgary's most vibrant and walkable inner-city communities. This bright 1-bedroom condo offers 600 sq ft of thoughtfully designed living space with a sunny south-facing exposure that fills the home with natural light. The open-concept layout features a functional kitchen with granite countertops and flows seamlessly into the living area, which is enhanced by updated vinyl plank flooring for a modern, low-maintenance finish. Just off the living room, a convenient office nook provides an ideal work-from-home setup or flexible bonus area. Step out onto the balcony overlooking a green space courtyard. The bedroom is well laid out and includes a walk-through closet with built-in shelving, leading directly to the bathroom, offering practical storage and everyday convenience. Additional highlights include an upgraded washer and dryer, underground titled parking stall, and a quiet concrete building. This property is being sold as is and offers an excellent opportunity for investors, first-time buyers, or professionals seeking low-maintenance inner-city living in a prime location close to everything. Steps from Bridgeland's cafes, restaurants, shops, parks, river pathways, transit, and quick access to downtown.