



**327, 955 Mcpherson Road NE
Calgary, Alberta**

MLS # A2288076



\$375,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: TV Mount

Few inner city communities capture the lifestyle, energy & walkability of Bridgeland. Known for its vibrant streets, highly accessible amenities, & exceptionally easy access to downtown, this highly sought-after neighbourhood continues to stand out as one of Calgary's premier urban destinations. Welcome to McPherson Place. This bright, freshly painted 2 bedroom, 2 full bathroom END UNIT offers 887 sq. ft. of functional living space, with large third floor windows that fill the home with natural light & offer beautiful views. This smart, well-designed layout features bedrooms & bathrooms positioned on opposite sides of the unit, with the central living room creating ideal separation and enhanced privacy. Additional highlights include a large kitchen, in-suite laundry & a secured, titled underground parking stall. The truly distinguishing feature of this home is its location. It is exceptional. Easy access to the Bow River pathway system leading to St. Patrick's Island & scenic walks along the river. Riverside Park, Murdoch Park, & recreation are also right outside your front door. Residents enjoy nearby dog parks, basketball + tennis courts, & playgrounds, plus the vibrant atmosphere around St. Matthew Square. This home is surrounded by popular cafes, local restaurants, gyms, & boutique shops that make Bridgeland a true destination neighbourhood. Bridgeland is arguably one of Calgary's best communities for active, urban living. All of this & just 2.5 km from downtown Calgary. Commuting is effortless with Bridgeland/Memorial LRT Station just around the corner. Seamless access by car to Memorial Drive & Deerfoot Trail to get you on your way. McPherson Place, the perfect pairing of refined living & a premier inner city location. Don't miss this opportunity - this home & location offer unbeatable value. Call today for your private

showing.