



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

**MLS # A2288076**



**\$375,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 625
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.