



GRASSROOTS
REALTY GROUP

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**522, 955 McPherson Road NE
Calgary, Alberta**

MLS # A2152561



\$329,999

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	602 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC Pre 1P2007
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Attention investors! This beautifully maintained 1-bedroom, 1-bathroom condo in the highly sought-after Bridgeland community is a prime investment opportunity. With a reliable tenant in place paying \$1,950 per month, this property promises immediate rental income. The modern kitchen is equipped with stainless steel appliances and elegant granite countertops, and abundant natural light floods the space, enhancing the open and inviting atmosphere. Enjoy your morning coffee or unwind in the evening on the private balcony. The 4-piece bathroom is designed for comfort and style, and in-suite laundry adds a layer of convenience. Located close to excellent shopping, top-rated restaurants, and numerous other amenities, Bridgeland is known for its vibrant community atmosphere, with tree-lined streets, trendy boutiques, and diverse dining options. The area offers easy access to public transit and major roadways, making commuting a breeze. With a desirable location, this condo represents a solid investment opportunity. Don't miss out on the chance to add this property to your portfolio. For more details or to schedule a viewing, please contact your favorite Realtor today! Invest in Bridgeland and enjoy the benefits of a thriving community!