



13, 635 Marsh Road NE
Calgary, Alberta

MLS # A2205392



\$349,999

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Undergr		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 788
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	None		

Discover the perfect blend of comfort and investment potential in this stunning 2-bedroom, 2-bathroom downtown apartment with over 1,000 sq. ft. of bright, modern living space. The south-facing exposure floods the unit with natural light throughout the day, while the large windows offer breathtaking city skyline views. Ideal for families, professionals, and renters alike, this pet-friendly building is located right next to Riverside Science School and is surrounded by a vibrant mix of restaurants, bars, and cafes, making it perfect for both comfortable living and strong rental income potential. The open-concept layout offers a spacious living and dining area, and both bedrooms are generously sized with ample walk-in closet space. Its unbeatable location ensures easy access to public transit, shopping, and entertainment, adding to the convenience and lifestyle appeal. With the combination of a sought-after downtown address and high rental demand, this apartment presents an excellent opportunity for both long-term value and immediate returns. Whether you're looking for a place to call home or a smart investment opportunity, this prime downtown location is hard to beat — schedule your viewing today!