

524, 955 Mcpherson Road NE  
Calgary, Alberta

MLS # A2281717

**\$259,900**



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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters		
<b>Inclusions:</b>	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.