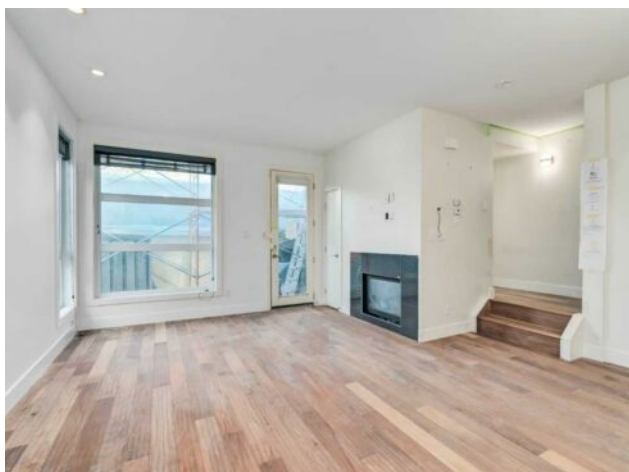


**2, 834 McPherson Road NE
Calgary, Alberta**

MLS # A2171077



\$485,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 Storey | | |
| Size: | 1,566 sq.ft. | Age: | 2013 (11 yrs old) |
| Beds: | 2 | Baths: | 2 full / 2 half |
| Garage: | See Remarks, Shared Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Views | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 485 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Metal Siding , Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Window Coverings

OUTSTANDING inner city townhouse located in the **HEART** of BRIDGELAND. Just 5 minutes from downtown + walking distance to shopping, restaurants, parks & transit. Featuring 2 bedrooms + 2/2 baths, 9 foot ceilings, solid core doors and central AIR CONDITIONING, this home is a **MUST** see! Main floors offers a spacious living room w/ access to back patio, open to good sized kitchen showcasing a waterfall island, ss appliances, soft close cabinets + subway backsplash. 2 pc powder room completes the main level. Ascend upstairs to the large primary bedroom boasting a 4 pc ensuite w/ dual vanities + walk in closet. Additional good sized bedroom, 4 pc bath + upstairs laundry. The third level loft boasts a VAULTED ceiling + SKYLIGHTS w/ access to private ROOFTOP PATIO. Lower level is laid out nicely for future development. Just steps away from shopping, restaurants, tennis courts, parks + Bridgeland LRT station. Quick Access to downtown, Calgary Zoo, Inglewood, East Village and Deerfoot Trail. Exceptional Value!