



## 635 Marsh Road Calgary Alberta

\$299,900

Welcome to this 2 bed 1.5 bath 1072 sq ft apartment nestled in the vibrant community of Bridgeland/Riverside. The main living space is thoughtfully designed with an emphasis on functionality and style. As you step into the entrance of this unit, you will be greeted by a large closet, which makes storing your and your company's shoes and jackets an easy task. From there you will notice it is a seamless transition to the main living area. The open floor plan creates a sense of spaciousness, allowing natural light to flood the area. The large windows and balcony showcase breathtaking city views. The living room features a gas log fireplace which provides a cozy ambiance for those cold winter nights. Off the living room step onto the south-facing balcony that was recently rebuilt with privacy glass in 2017, providing a serene environment to unwind after a long day. Moving into the bright, and convenient kitchen, you will find ample storage space, laminate countertops, and a fridge upgraded in 2013. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is sure to inspire your inner chef. The adjacent dining area is perfect for entertaining guests. You will enjoy a spacious master bedroom that features a walk-in closet & two pc ensuite. The second bedroom also has a walk-in closet, which makes the space perfect for accommodating guests or even creating a home office space. This unit has a large laundry room, making everyday chores a breeze. Underground parking ensures your vehicles are protected from the elements, as well as additional storage that is located in the parkade. Beyond the walls of this exceptional property lies the vibrant community of Bridgeland/Riverside. The low-maintenance landscape allows you to spend more time enjoying the community. With parks, playgrounds, and tennis courts nearby, residents of this neighbourhood enjoy a...

2pc Bathroom 4.83 Ft x 5.92 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Bedroom 12.75 Ft x 9.50 Ft

Dining room 8.33 Ft x 9.25 Ft

Kitchen 8.33 Ft x 9.67 Ft

Laundry room 6.75 Ft x 4.92 Ft

Living room 19.67 Ft x 17.58 Ft

Primary Bedroom 12.83 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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