



# 834 McPherson Road Calgary Alberta

\$485,000

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! (id:6769)

4pc Bathroom 8.25 Ft x 4.92 Ft  
4pc Bathroom 7.58 Ft x 7.42 Ft  
Bedroom 14.17 Ft x 9.17 Ft  
Primary Bedroom 13.42 Ft x 13.67 Ft  
Other 8.17 Ft x 5.75 Ft  
Loft 20.00 Ft x 17.50 Ft  
Storage 5.00 Ft x 13.33 Ft  
Storage 4.92 Ft x 11.75 Ft

1pc Bathroom 9.50 Ft x 7.25 Ft  
Office 9.58 Ft x 7.25 Ft  
Recreational, Games room 15.50 Ft x 13.92 Ft  
Furnace 18.17 Ft x 6.83 Ft  
2pc Bathroom 5.50 Ft x 4.92 Ft  
Dining room 16.00 Ft x 8.92 Ft  
Kitchen 13.50 Ft x 8.67 Ft  
Living room 15.17 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://allredweston.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca