



# 635 Marsh Road Calgary Alberta

\$299,900

Exceptional value in trendy Bridgeland, close to river pathways or walk to downtown. You'll love living in this 2 BEDROOM, 2 BATH , RENOVATED TOP FLOOR, END UNIT with CITY VIEWS. The seller has been here for 18 years and over the years spent \$40K in UPGRADES including new kitchen, cork flooring and ensuite bath. The space is open and flows exceptionally well with a corner gas fireplace in the living room. Work from home in the front den space with city view. Two good sized bedrooms, and the primary bedroom has a 3pce ensuite. The second bedroom is separated by a 4pce bath in the main hallway. Lots of good counter space in the kitchen and a generous sized dining area. The laundry is in a dedicated space with EXTRA INTERIOR STORAGE. Enjoy the view and south exposure on the upgraded deck with glass railing. The secure heated underground parking stall is so convenient and there is even more storage on this level. The condo fee price per square foot is one of the lowest in the area and the Board works hard to ensure good value for it's owners. Immediate possession for the best value per square foot in Bridgeland, BY A COUNTRY MILE!! (id:6769)

- Bedroom 8.75 Ft x 13.83 Ft
- Laundry room 8.75 Ft x 9.00 Ft
- 4pc Bathroom 10.67 Ft x 4.92 Ft
- 3pc Bathroom 8.00 Ft x 5.08 Ft
- Primary Bedroom 11.17 Ft x 13.67 Ft

- Living room 13.67 Ft x 10.67 Ft
- Den 9.17 Ft x 9.67 Ft
- Dining room 9.08 Ft x 8.33 Ft
- Kitchen 9.92 Ft x 8.33 Ft

Listing Presented By:



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