



840 Mcpherson Road Calgary Alberta

\$725,000

Nestled in the heart of BRIDGELAND, one of Calgary's most dynamic inner-city communities, awaits your stunningly updated executive 3 storey townhome, offered at \$725,000 - tremendous value. With over 2428 SQUARE FEET OF TOTAL LIVING SPACE, this 3 BED 3.5 BATH home has a FULLY DEVELOPED BASEMENT, a ROOFTOP PATIO WITH CITY VIEWS, and a DEDICATED GARAGE SPACE. Situated on a quiet street, this ORIGINAL OWNER PROPERTY has been lovingly maintained and is move-in-ready. Just MINUTES TO DOWNTOWN and steps to trendy shops, restaurants, and amenities - you'll truly be living the downtown dream. This front unit home is SOUTH FACING, flooding the interior with beautiful natural light. The ground floor offers two generously sized bedrooms, each with its own ensuite, allowing the main living space to occupy a more elevated vista from the second floor. Ascending the beautiful hardwood staircase, you'll find an OPEN PLAN LIVING SPACE that is truly the heart of the home. Light and bright, this spacious level features a modern chef's kitchen with quartz countertops, stainless steel appliances (including a gas range), and a waterfall island. A sun-drenched dining area featuring built-in storage flows seamlessly into the spacious living room, which includes a cozy gas fireplace and recessed shelving. Just off the living room is a breakfast balcony with a gas line, ideal for outdoor cooking. The top floor is an entertainer's dream, featuring a LARGE BONUS ROOM with a wet bar, soaring 13' vaulted ceilings, built-in speakers, and glass patio doors leading to your private rooftop deck with sweeping views of the downtown skyline. The builder finished lower level includes a third bedroom with a wet bar (or rec room), a full bathroom, storage room, and a dedicated laundry room (with a brand new washing machine). The Bridge 8 complex has undergone significant exterior upgrades, enhancing both...

2pc Bathroom 4.25 Ft x 4.42 Ft

Dining room 15.92 Ft x 8.75 Ft

Kitchen 15.00 Ft x 9.00 Ft

Living room 19.33 Ft x 14.50 Ft

Bonus Room 16.50 Ft x 22.33 Ft

Storage 8.58 Ft x 7.67 Ft

Furnace 7.58 Ft x 11.75 Ft

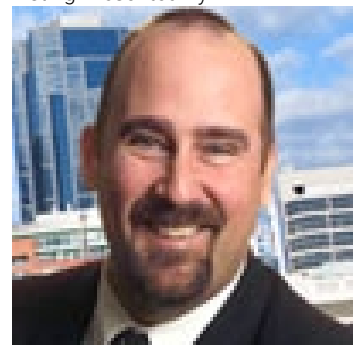
4pc Bathroom 11.50 Ft x 4.92 Ft

4pc Bathroom 7.67 Ft x 7.75 Ft

Bedroom 11.75 Ft x 9.92 Ft

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Listing Presented By:



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3pc Bathroom 6.92 Ft x 7.92 Ft
Laundry room 5.83 Ft x 6.00 Ft
Bedroom 15.42 Ft x 19.42 Ft

Foyer 7.75 Ft x 7.00 Ft
Primary Bedroom 11.67 Ft x 16.42 Ft