

# \$294,900 - 122, 955 Mcpherson Road Ne, Calgary

MLS® #A2247881

**\$294,900**

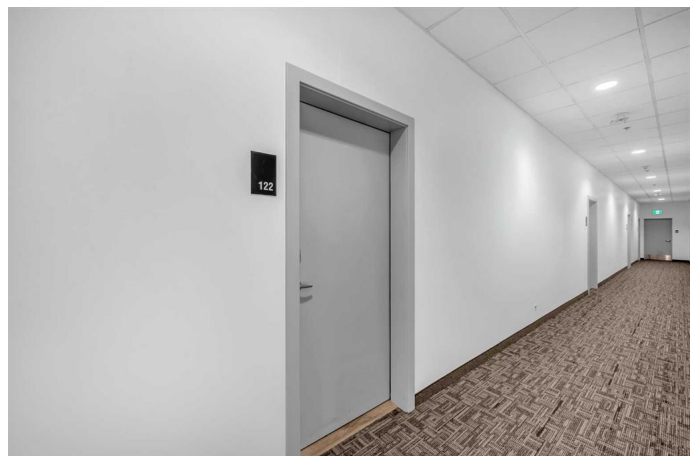
1 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Exceptional south-facing ground-level 1-bedroom residence in the heart of Bridgeland, boasting a sprawling walkout patio that opens directly onto serene common green space, one of only eight exclusive units in the building. Soaring 10'™ ceilings enhance the sense of space and light, while the gourmet kitchen showcases granite countertops, premium appliances, and thoughtful upgrades including a custom closet insert (2021), a built-in office area (2021), a new dishwasher (2022), a new microwave (2025), and new washer and dryer (2025). Recent enhancements, such as freshly painted bathroom and doorframes (2025), add a crisp, modern touch. The bedroom features a walk-through closet to a stylish 4-piece bath, and the private garden with planters offers a tranquil retreat with downtown views. Residents enjoy access to a fenced dog area, secure heated bicycle storage, and a coveted street parking pass with a designated space right out front. Perfectly positioned just steps to the Bridgeland C-Train Station, the Bow River pathways, and the vibrant Bridgeland-Riverside district brimming with artisan caf  s, acclaimed eateries, boutiques, parks, and sports fields, plus a stroll to downtown, the Zoo, and Telus Spark, this remarkable property offers a rare fusion of luxury, lifestyle, and location at an exceptional value.

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247881          |
| Price          | \$294,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 595               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 122, 955 Mcpherson Road Ne |
| Subdivision | Bridgeland/Riverside       |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2E 6V3                    |

## Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Secured Parking, Dog Run |
| Parking   | Off Street, See Remarks, Unassigned                    |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Storage, Vinyl Windows          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | None                                                                                                 |
| # of Stories      | 6                                                                                                    |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Private Entrance, Private Yard, Dog Run, Tennis Court(s) |
| Roof              | Tar/Gravel                                                                        |

Construction            Brick, Concrete

**Additional Information**

Date Listed            August 11th, 2025  
Days on Market        87  
Zoning                  DC

**Listing Details**

Listing Office           RE/MAX Real Estate (Mountain View)

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