

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

MLS® #A2247881

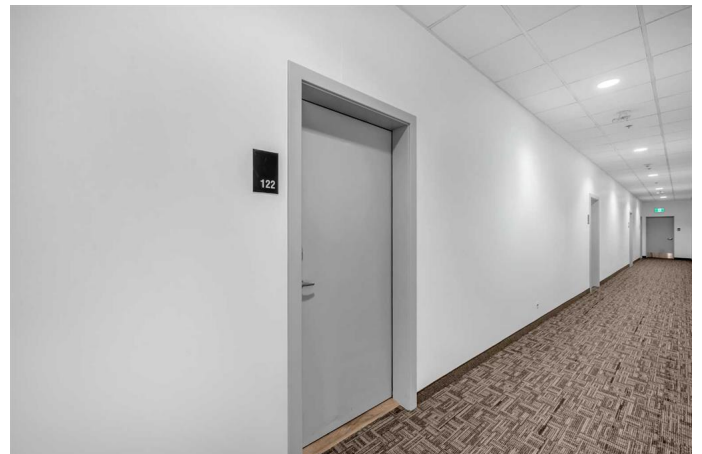
**\$294,900**

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 cafés, 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      86

Zoning      DC

### **Listing Details**

Listing Office      RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.