

\$849,900 - 839 Mcpherson Road Ne, Calgary

MLS® #A2082143

\$849,900

3 Bedroom, 2.00 Bathroom, 720 sqft

Residential on 0.14 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to Bridgeland! This 3-bedroom, 2 bath bungalow is situated on a 6,000 SQ/FT M-C1 ZONED LOT with tremendous redevelopment potential. The 2-bedroom main level of this clean owner-occupied home underwent a cosmetic upgrade in 2021, including new paint throughout. The illegal one-bedroom basement suite was completely renovated in 2015. New high efficiency furnace installed in 2015. Eaves troughs were replaced in 2021. Hot water tank was replaced in 2022. Main floor fridge was replaced in 2023.

This is one of the very few properties in the area that has off street parking, for at least three vehicles.

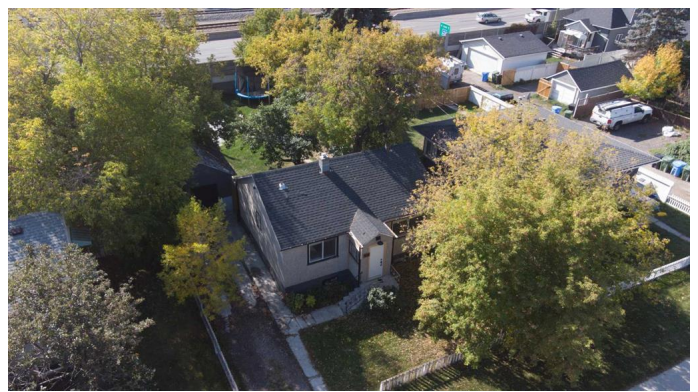
5-minute walk to the Bridgeland LRT station. 20-minute walk to downtown Calgary. 5-minute walk to the shops, restaurants, pubs and parks of Bridgeland. 5-minute drive to the Zoo and Science Centre.

This is a great home to rent out, live in, or redevelop." New development of the property would give an unobstructed view of downtown and the Bow river.

Built in 1950

Essential Information

MLS® #	A2082143
Price	\$849,900
Sold Price	\$815,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	720
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	839 Mcpherson Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4Z6

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2023
Date Sold	November 5th, 2023
Days on Market	43
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CALGARY WEST REALTY
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