

\$849,900 - 841 Mcpherson Road Ne, Calgary

MLS® #A2087364

\$849,900

4 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.14 Acres

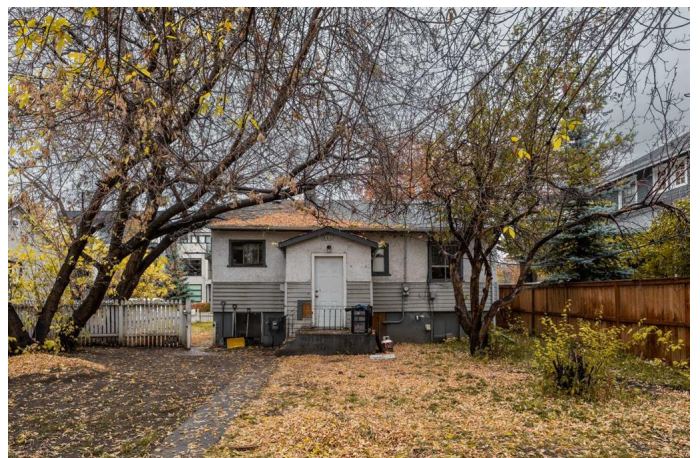
Bridgeland/Riverside, Calgary, Alberta

Nestled in the heart of Calgary's vibrant Bridgeland community, this property presents a unique opportunity with its MC-1 Zoning, allowing for building/house heights of up to 14 meters. Moreover, there's the exciting potential to create duplexes, four units, or even six units, all subject to city approval. This makes it an enticing prospect for a potentially lucrative investment or a canvas for a creative housing project. Additionally, exploring joint venture opportunities with neighboring properties is another avenue for maximizing its potential. It's truly a blank canvas, brimming with exciting possibilities for those with vision and ambition.

This house is an excellent chance to live in a beautiful neighbourhood close to Downtown Calgary, secured by a fence. The house features a mudroom at the front entrance, making for a practical entry point.

The upper level of the house includes a living room, 2 bedrooms, a kitchen, and a full washroom. Notably, it has a door connecting to the Illegal basement, allowing you to maintain privacy .

The fully finished Illegal basement, comes with a separate entrance from the back of the house, providing added convenience. It comprises 2 bedrooms, a living room, a kitchen, and a full washroom, complete with laundry facilities. A new furnace was installed in February 2022, and brand new blinds have



been added to the property.

This house boasts a spacious backyard, perfect for enjoying the summer months, and it even includes a storage shed.

House is currently rented for \$3000, presenting an attractive income potential for investors or the opportunity to offset your expenses while planning for future development.

Located in the highly reputed Bridgeland community, Tennis court is located right in front of the house. Additionally, you're only a short 100-200-meter walk from a large community park with soccer and baseball playgrounds, as well as easy access to the LRT station, Bow River for outdoor activities, and a quick 5-minute drive to Calgary Zoo and Downtown Calgary.

The property is also conveniently situated within walking distance or a 2-5 minute drive to schools, banks, restaurants, medical facilities, and physiotherapy clinics. This property in the heart of Downtown Calgary is a rare find, offering an exceptional opportunity for those with a vision. Don't let this canvas slip through your fingers. Secure your viewing today and unlock its full potential! Whether you're looking for a unique development project or a home in a vibrant community, this property has something special to offer. Don't miss out on this versatile and promising real estate venture.

Built in 1950

Essential Information

MLS® #	A2087364
Price	\$849,900
Sold Price	\$825,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	841 Mcpherson Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4Z6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Separate Entrance, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	November 2nd, 2023
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BRAVO REALTY
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