10 635 Marsh Road NE

Calgary | Active | MLS® A2353135

$230,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,132.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

LOCATION LOCATION LOCATION! Welcome to your new home in the heart of Bridgeland, one of Calgary's most sought after inner-city communities where every day feels connected to the best the city has to offer. Start your morning at one of the neighbourhood's trendy cafés, meet friends for dinner at one of Bridgeland's incredible restaurants, enjoy an evening at the Bridgeland Distillery just across the street, or take a scenic stroll along the Bow River only a 5 minute walk from your front door. With Murdoch Park just 6 minutes away, downtown minutes from home, Prince's Island Park only an 8 minute drive, and quick access to Deerfoot Trail, this location offers the perfect balance of convenience and lifestyle. Inside, this bright and spacious 2 bedroom, 2 bathroom condo offers 1132 Sq.Ft of thoughtfully designed living space. The open-concept layout is filled with natural light thanks to the desirable south-facing balcony, creating a warm and inviting atmosphere throughout the day. The modern kitchen is beautifully finished with quartz countertops, stainless steel appliances, soft-close cabinetry, and flows seamlessly into the dining and living areas, where a stunning stone gas fireplace creates the perfect place to relax or entertain. A unique feature of this home is the retractable divider in the main living area, allowing you to easily create a private home office, reading nook, or guest space while maintaining the flexibility of an open floor plan. The spacious primary suite includes its own ensuite with a floor to ceiling tile shower and LED mirror, while the second bedroom and full bathroom provide ideal accommodations for guests, roommates, or a growing family. Practicality meets comfort with in-suite laundry featuring additional storage, a separate in-unit storage closet, heated underground parking, and an assigned storage locker for all your seasonal gear. New windows set to be installed in December/January, roof was redone 5 years ago and new boiler was installed 3 years ago. If you've been searching for a home that offers exceptional space, stylish finishes, and an unbeatable walkable lifestyle in one of Calgary's most vibrant communities, this Bridgeland condo is one you won't want to miss. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353135
Bedrooms	2
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,132.62 sq. ft.
Condo Fee:	$917.60
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8211689
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Riverhill Gardens
Community:	Bridgeland/Riverside
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'9" × 8'9" ·
Main Floor	Dining Room · 8'7" × 8'3" ·
Main Floor	Kitchen · 10'2" × 8'3" ·
Main Floor	Laundry · 9'1" × 8'8" ·
Main Floor	Living Room · 20'3" × 12'5" ·

Main Floor	Office · 12'3" × 8'2" ·
Main Floor	Bedroom - Primary · 13'8" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters, Storage
Exterior Features:	Balcony, Lighting, None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/10-635-marsh-road-ne-calgary-a2353135/

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