2 840 McPherson Road NE

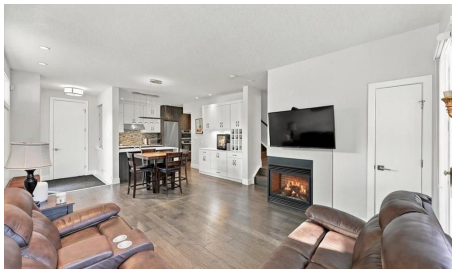
Calgary | Active | MLS® A2353883

$724,999









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2013**	**1,720.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Discover modern inner-city living in the coveted community of Bridgeland. Offering over 2,200 sq. ft. of developed living space, this stylish townhouse combines contemporary design, functional living spaces, and exceptional outdoor entertaining areas. The main level features a well-appointed kitchen with stone countertops and stainless steel appliances, an inviting dining area, and a spacious living room anchored by a gas fireplace. Step outside to your private backyard, perfect for summer barbecues and relaxing outdoors. The second level offers two bedrooms, including a generously sized primary retreat with a walk-in closet and 3-piece ensuite, along with a second bedroom and a 4-piece bathroom. The third level provides incredible versatility, ideal for entertaining, hosting friends, or creating a dedicated home gym, complete with a wet bar and access to a rooftop patio where you can enjoy evening sunsets and warm summer nights. The fully developed lower level adds even more living space with a third bedroom, 3-piece bathroom, and comfortable family room. Ideally located just a short walk from Bridgeland's vibrant collection of shops, restaurants, cafés and everyday amenities, with convenient access to the LRT station and the scenic Bow River pathway network. An exceptional opportunity to enjoy contemporary townhouse living in one of Calgary's most sought-after inner-city communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353883
Bedrooms	3
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,720.06 sq. ft.

Main Level Finished Area:	624.72 sq. ft.
Upper Level Finished Area:	1,095.34 sq. ft.
Below Grade Finished Area:	624.72 sq. ft.
Condo Fee:	$545.60
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
Front Exposure:	East
Entry Level:	0
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1412068
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Door Opener, Secured, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Bridgeland/Riverside
Amenities:	None
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 12' × 11'3" ·
Main Floor	Kitchen · 13'4" × 8'8" ·
Main Floor	Dining Room · 10'7" × 9'4" ·
Main Floor	Foyer · 6'4" × 4'7" ·
2nd Floor	Bedroom - Primary · 11'11" × 10'9" ·
2nd Floor	Walk-In Closet · 8'2" × 5'4" ·

2nd Floor	Bedroom · 11'11" × 9' ·
2nd Floor	Laundry · 4'8" × 3'4" ·
3rd Floor	Bonus Room · 17'6" × 11'11" ·
3rd Floor	Storage · 13'3" × 4'11" ·
Lower Level	Family Room · 15'5" × 10'1" ·
Lower Level	Bedroom · 11'8" × 10' ·
Lower Level	Furnace/Utility Room · 17'10" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-840-mcpherson-road-ne-calgary-a2353883/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate

by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.