317 649 Marsh Road NE

Calgary | Active | MLS® A2350894

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**1,132.72 sq. ft.**

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Listed by Century 21 Argos Realty

A closer look

Welcome to Unit 317 at 649 Marsh Road NE - a beautifully maintained condo in the heart of Bridgeland, one of Calgary's most sought-after inner-city communities. This spacious 2-bedroom, 2-bathroom home offers over 1,100 sq. ft. of comfortable living space, thoughtfully designed for both everyday living and entertaining. The bright, open-concept layout features a generous living room with large windows and a cozy gas fireplace, while the well-appointed kitchen showcases white cabinetry, stainless steel appliances, ample counter space, and a functional dining area. The large primary retreat includes excellent closet space and a private ensuite, while the second bedroom provides flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry, underground parking, and a private balcony perfect for relaxing. Located just steps from the Bow River pathway system, parks, cafés, restaurants, transit, and downtown Calgary, this home offers the ideal balance of urban convenience and neighbourhood charm. Pride of ownership is evident throughout - an exceptional opportunity for professionals, first-time buyers, or investors alike.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350894
Bedrooms	2
Bathrooms	2
Year Built	1998
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:	1,132.72 sq. ft.
Condo Fee:	$571.66

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1998 (Age: 28)
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:	9812498
Heating:	Central
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Bridgeland Manor
Community:	Bridgeland/Riverside
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'3" × 9'9" ·
Main Floor	Walk-In Closet · 5'5" × 3'11" ·
Main Floor	Bedroom - Primary · 11'1" × 9'7" ·
Main Floor	Walk-In Closet · 5'7" × 4'11" ·
Main Floor	Balcony · 11'11" × 8' ·
Main Floor	Pantry · 4' × 3'11" ·
Main Floor	Kitchen · 16'8" × 8' ·
Main Floor	Dining Room · 16'8" × 8'7" ·
Main Floor	Laundry · 6'9" × 5'5" ·
Main Floor	Entrance · 5'6" × 3'9" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/317-649-marsh-road-ne-calgary-a2350894/

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