

\$349,999 - 13, 635 Marsh Road Ne, Calgary

MLS® #A2205392

\$349,999

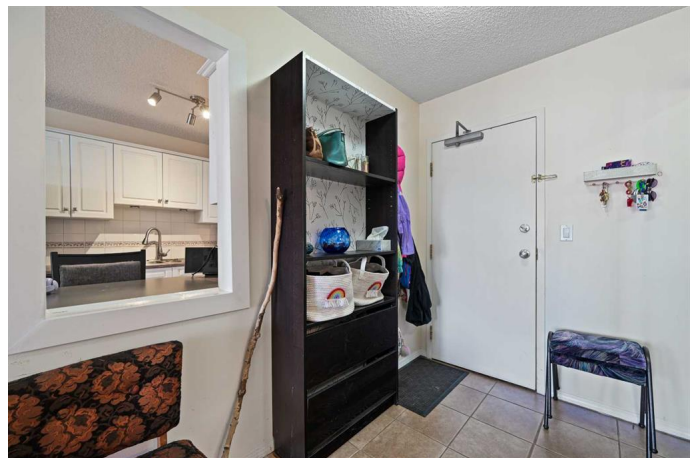
2 Bedroom, 2.00 Bathroom, 1,063 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

*** OPEN HOUSE Sun Mar 30, 2025 2pm - 4pm *** Discover the perfect blend of comfort and investment potential in this stunning 2-bedroom, 2-bathroom downtown apartment with over 1,000 sq. ft. of bright, modern living space. The south-facing exposure floods the unit with natural light throughout the day, while the large windows offer breathtaking city skyline views. Ideal for families, professionals, and renters alike, this pet-friendly building is located right next to Riverside Science School and is surrounded by a vibrant mix of restaurants, bars, and cafes, making it perfect for both comfortable living and strong rental income potential. The open-concept layout offers a spacious living and dining area, and both bedrooms are generously sized with ample walk-in closet space. Its unbeatable location ensures easy access to public transit, shopping, and entertainment, adding to the convenience and lifestyle appeal. With the combination of a sought-after downtown address and high rental demand, this apartment presents an excellent opportunity for both long-term value and immediate returns. Whether you're looking for a place to call home or a smart investment opportunity, this prime downtown location is hard to beat - schedule your viewing today!

Built in 1981

Essential Information



MLS® #	A2205392
Price	\$349,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	13, 635 Marsh Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5B4

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Lighting
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	4
Zoning	M-C2

Listing Details

Listing Office	Greater Property Group
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