



GRASSROOTS
REALTY GROUP

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317, 649 Marsh Road NE
Calgary, Alberta

MLS # A2312561



\$324,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,133 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

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, caf  s, 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.