

# \$449,900 - 420, 649 Marsh Road Ne, Calgary

MLS® #A2197896

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,797 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Nestled in the heart of Bridgeland, this 1797 sqft residence seamlessly blends modern updates with timeless architectural appeal! Thoughtfully upgraded over the past five years, the home boasts new countertops, refreshed flooring, and bathroom renovations, including a fully updated main-floor bathroom. Stepping into the heart of the home—the kitchen—one is greeted by a bright and airy space designed for both function and style. A central island serves as a natural gathering place. Stainless steel appliances complement the space, and a corner pantry provides ample storage for all culinary essentials. The open-concept layout ensures effortless flow into the adjacent eating nook, making everyday dining and socializing a delight. The living room features soaring vaulted ceilings, creating an expansive and inviting atmosphere. A cozy corner fireplace anchors the room, while direct access to the back deck enhances indoor-outdoor living opportunities. For those seeking additional living space, the upper loft provides a great secondary area with vaulted ceilings that elevate its grandeur. With an open design that overlooks the lower level, the loft is bathed in natural light, creating a bright and welcoming retreat. Whether utilized as a media room, home office, or relaxation zone, this exceptional space adapts effortlessly to a variety of lifestyles. The primary suite is a serene sanctuary, while a well-appointed 4-piece ensuite with in-floor heating provides privacy and comfort. The



secondary bedroom, also featuring vaulted ceilings, continues the home's theme of spaciousness and natural light, making it an inviting and comfortable retreat for family members or guests. Completing this space is in-suite laundry and a secondary bathroom with in-floor heating. With assigned parking for convenience, comfort and practicality are at the forefront of this exceptional property. With its spacious layout, quality updates, and inviting ambiance, it is truly a place to call home.

Built in 1998

### Essential Information

MLS® #	A2197896
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,797
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	420, 649 Marsh Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5B4

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1

Parking Parkade

### **Interior**

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Oven, Refrigerator, Washer, Window Coverings  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 4

### **Exterior**

Exterior Features Balcony  
Construction Stucco, Wood Frame

### **Additional Information**

Date Listed February 28th, 2025  
Days on Market 33  
Zoning M-C2

### **Listing Details**

Listing Office RE/MAX First

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