

2, 821 Mcdougall Road NE
Calgary, Alberta

MLS # A2337266



\$569,000

Division:	Bridgeland/Riverside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,416 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: Kitchen Island, TV & TV Wall Mount in Kitchen, TV Wall Mount in Basement

3 BEDROOMS | 3 1/2 BATHROOMS | 3-STOREY TOWNHOME | OVER 1,400 SQFT ABOVE GRADE | FULLY DEVELOPED BASEMENT | DETACHED GARAGE | PRIVATE YARD & LARGE DECK | PRIME BRIDGELAND LOCATION | Welcome to this spacious 3-storey townhome in the heart of vibrant Bridgeland, offering over 1,400 sqft above grade plus a fully developed basement. With 3 bedrooms, 3.5 bathrooms, multiple outdoor living spaces, and a detached garage, this home offers an incredible opportunity for professionals, families, or anyone looking to enjoy the convenience of inner-city living. Step inside to a bright and inviting main floor featuring hardwood flooring and a functional layout designed for both everyday living and entertaining. The kitchen features granite countertops, warm maple cabinetry, stainless steel appliances, a pantry, and additional island for extra prep space. The adjoining dining area is centred around a cozy gas fireplace and offers plenty of room to gather with family and friends. Sliding patio doors open directly onto the expansive deck and private fenced yard, creating a seamless extension of the living space and an incredible setting for summer BBQs, outdoor dining, or relaxing beneath the mature trees. A convenient 2-piece powder room completes the main level. The second floor offers two generously sized bedrooms with closets, making them ideal for family, guests, or a home office. A spacious 4-piece bathroom and conveniently located upper-level laundry complete this floor. The entire third floor is dedicated to the impressive primary retreat, providing excellent separation and privacy from the secondary bedrooms. This spacious suite features a large walk-in closet and private 4-piece ensuite. Step outside onto your own private balcony, a peaceful spot to enjoy the outdoors and city views. The fully

developed basement adds valuable additional living space with a large recreation room perfect for movie nights, a home gym, games room, or play area. A full 4-piece bathroom and additional storage complete this versatile level. Additional features include a detached single garage, visitor parking and plenty of storage. Located in one of Calgary's most desirable inner-city communities, you can enjoy Bridgeland's incredible selection of restaurants, cafés, shops, parks, playgrounds, and pathways right outside your door. With easy access to the C-Train, Bow River pathways, downtown, and major routes, this location makes commuting and enjoying the city effortless. Perfect as your first home or for a growing family, this Bridgeland townhome combines space, outdoor living, and an unbeatable location just minutes from downtown. Book your showing today!