

2, 713 McDougall Road NE  
Calgary, Alberta

MLS # A2279264

**\$222,880**



|           |                                                |        |                   |
|-----------|------------------------------------------------|--------|-------------------|
| Division: | Bridgeland/Riverside                           |        |                   |
| Type:     | Residential/Five Plus                          |        |                   |
| Style:    | Townhouse                                      |        |                   |
| Size:     | 590 sq.ft.                                     | Age:   | 1989 (37 yrs old) |
| Beds:     | 1                                              | Baths: | 1                 |
| Garage:   | Outside, Stall                                 |        |                   |
| Lot Size: | -                                              |        |                   |
| Lot Feat: | Back Lane, City Lot, Low Maintenance Landscape |        |                   |

|             |                                                                                     |            |        |
|-------------|-------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                           | Water:     | -      |
| Floors:     | Vinyl                                                                               | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                     | Condo Fee: | \$ 262 |
| Basement:   | None                                                                                | LLD:       | -      |
| Exterior:   | Vinyl Siding                                                                        | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                     | Utilities: | -      |
| Features:   | Closet Organizers, Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows |            |        |

**Inclusions:** n/a

AIR BNB FRIENDLY, AMAZING LOCATION, LOW CONDO FEES, RENOVATED, MOVE IN READY, PARKING, STORAGE, Welcome to this well-maintained residence ideally located in the highly sought-after community of Bridgeland. Designed with a functional open-concept layout, this home offers low condo fees, a dedicated parking stall, and a large assigned storage space conveniently located near the unit. The stylish kitchen features upgraded cabinetry and modern appliances and flows seamlessly into a dedicated dining area—perfect for both everyday living and entertaining. A spacious living room, comfortable primary bedroom, and a full 4-piece bathroom complete the thoughtfully designed layout. Recent updates include brand-new vinyl flooring and fresh paint throughout, adding a clean and contemporary feel. The well-managed condo corporation has completed several major upgrades, including a new roof (2020) and new water tank, boiler, water softener, and water filtration system for all units (2022). Enjoy an unbeatable location just steps from downtown, where Bridgeland's vibrant lifestyle awaits—surrounded by trendy cafés, local shops, green spaces, and every amenity you could need. An excellent opportunity in one of Calgary's most desirable inner-city communities. Book your private showing today.