CORD SPERO #1

648 Mcdougall Road NE
Calgary, Alberta

MLS # A2282170

$1,525,000

Division:	Bridgeland/Riverside
Type:	Commercial/Multi Family
Style:	-
Size:	3,810 sq.ft.
Age:	2018 (8 yrs old)
Beds:	-
Baths:	-
Garage:	-
Lot Size:	0.05 Acre
Lot Feat:	Back Lane, Backs on to Park/Green Space, Level

Heating:	Boiler, In Floor, Natural Gas	**Bldg Name:**	-
Floors:	-	**Water:**	Public
Roof:	Metal	**Sewer:**	Public Sewer
Basement:	-	**LLD:**	15-24-1-W5
Exterior:	Concrete, Metal Siding , Stucco	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	Cable Internet Access, Electricity Connected, Natural Gas Cor
Features:	-		

Inclusions: 4 stove, 4 fridge, 4 washer, 4 dryer, 4 hood fan, 4 dishwasher, all furniture

Excellent Bridgeland location, steps to neighbourhood amenities including pubs, restaurants, and local shops, and a short walk to downtown. This outstanding four-unit, purpose-built revenue building offers exceptional flexibility for short- and long-term rental strategies. Constructed in 2018 to a high standard, it features full concrete construction with concrete floors and concrete exterior walls on all levels, plus a low-maintenance stucco and metal exterior. Designed for durability and convenience, the property offers two stairwells (front and back) with metal stairs and railings. Three above-grade units include balconies with downtown views and in-floor heat. Each of the four suites is nearly 1,000 sq. ft., featuring modern industrial/loft-style floor plans and a full appliance package including in-suite laundry (washer/dryer), dishwasher, stove, and refrigerator. The top-floor unit stands out with vaulted ceilings and air conditioning. Building mechanical is top of the line and well maintained. Nearly 4,000 sq. ft. of developed revenue rentable space makes this an excellent revenue property. It could also suit a multi-generational living configuration. Condo-titled units add further possibilities for ownership and future flexibility.