

## 642 MCDOUGALL Road #1, Calgary T2E 4Z7

Bridgeland/Riverside Listing MLS®#: A2112007 Area: 03/05/24 List Price: **\$649,900** 

Status: Active Calgary Association: Fort McMurray County: Change: None

Date:

**General Information** 

Prop Type: Sub Type:

City/Town: Year Built: 1993 Lot Information

Lot Sz Ar: Lot Shape: Residential

Row/Townhouse Calgary

Finished Floor Area Abv Saft:

Low Sqft:

6,501 sqft Ttl Sqft: 1.992

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,992

75

Ttl Park: 1 1 Garage Sz:

3 (3)

2.5 (2 1)

3 Storey

Access:

Lot Feat: City Lot, Front Yard, Low Maintenance Landscape, Street Lighting Park Feat: Alley Access, Garage Door Opener, Single Garage Attached

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: None,Other Construction:

**Brick, Vinyl Siding, Wood Frame** 

Flooring:

Carpet, Hardwood, Linoleum

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer

Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters

Int Feat: **Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 13`2" x 11`0" **Dining Room** Main 14`0" x 8`11" 2pc Bathroom Main 4`11" x 4`11" Other Main 9`8" x 6`10" **Living Room** Second 21`6" x 13`2" **Bedroom** Second 17`3" x 13`2" 13`2" x 5`2" Balcony Second **Bedroom - Primary** Third 13`8" x 13`2" 4pc Ensuite bath **Third** 8`11" x 5`0" **Bedroom** Third 13`2" x 11`5" Other 4pc Bathroom Third 8`10" x 6`5" **Basement** 25`8" x 12`8"

Legal/Tax/Financial

Title: Zoning: Fee Simple M-C2

Legal Desc: **9412758** 

Remarks

Pub Rmks:

Welcome to this executive built 3 storey end unit townhouse with NO CONDO FEES in the prestigious community of Bridgeland, facing a park. With walking distance to downtown Calgary, amenities and transportation, this home is perfect for an investor or professional. Walking into the home, you are met with a bright and open floor plan leading into a large dining area on the right that leads into a good sized kitchen with ample cupboard space and a breakfast eating bar. The 2 piece powder room can be found on the main floor as well as an entrance into the single attached garage with storage space. Heading upstairs to the second level, you are met with a spacious living area with a North facing balcony. Across from the living space, there is a large bedroom that can also be used as a large office space. On the third floor of the home, you'll find a 4 piece main bathroom as well as two more large bedrooms, one with a 4 piece ensuite. The basement is partially developed with space for laundry and storage. This home is located within walking distance to multiple amenities, walking paths, transportation, and close proximity to the Calgary Zoo as well as easy access to main roads. Perfect for an investor. All 3 units are for sale. Current tenants pay \$2100 per month but with the current rental market, rent could be up to \$3000. The building has undergone updates over the years with newer siding, front decks and roof shingles. Exceptional value!

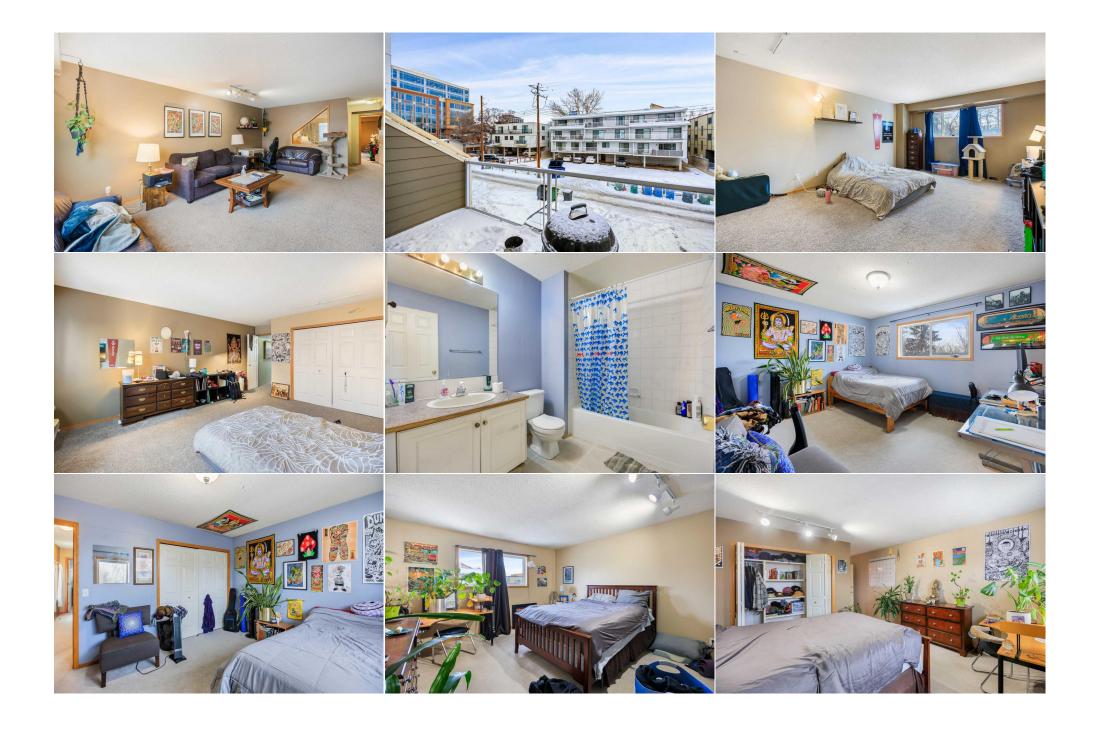
Inclusions: Refrigerator, Stove, Dishwasher, Range Hood, Microwave, Washer, Dryer, Garage Control(s)

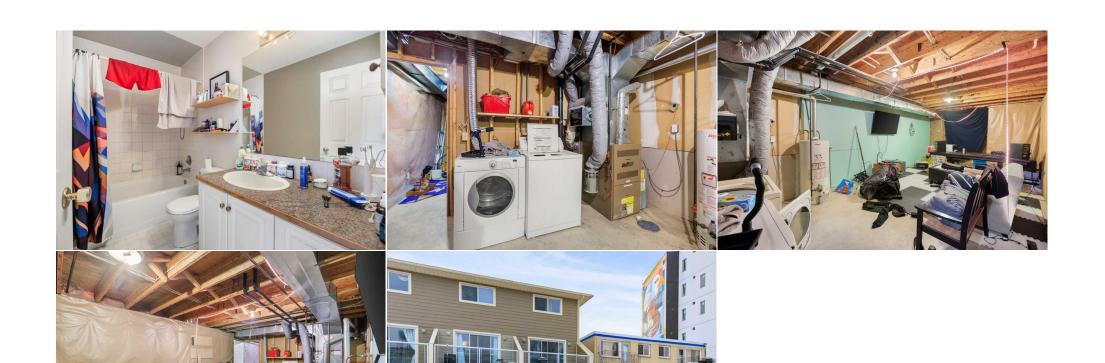
Property Listed By: Greater Property Group

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









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