



THE
A-TEAM

**RE/MAX
FIRST**

642 MCDOUGALL Road #3, Calgary T2E 4Z7

MLS® #: **A2112012**

Area: **Bridgeland/Riverside**

Listing Date: **03/05/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,993**

Low Sqft:

Ttl Sqft: **1,993**

Lot Information

Lot Sz Ar: **6,501 sqft**

Lot Shape:

DOM

75

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Front Yard,Lawn,Low Maintenance Landscape,Street Lighting
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: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Built-in Features,Laminate Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 11`0"	Dining Room	Main	14`0" x 9`0"
2pc Bathroom	Main	4`11" x 4`11"	Other	Main	9`8" x 6`10"
Living Room	Second	21`5" x 13`2"	Bedroom	Second	17`3" x 13`2"

Balcony
4pc Ensuite bath
4pc Bathroom

Second
Third
Third

13`2" x 5`2"
8`9" x 5`0"
8`9" x 6`5"

Bedroom - Primary
Bedroom
Other

Legal/Tax/Financial

Third
Third
Basement

13`7" x 13`2"
13`2" x 11`5"
25`9" x 12`8"

Title:
Fee Simple
Legal Desc:

9412758

Zoning:
M-C2

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 floorplan 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 home 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 tenant pays \$1950 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:
Property Listed By:

Refrigerator, Stove, Dishwasher, Range Hood, Microwave, Washer, Dryer, Garage Control(s)
Greater Property Group

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







