



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**841 MCDUGALL Road #1, Calgary T2E5A5**

MLS® #: **A2174067** Area: **Bridgeland/Riverside** Listing Date: **10/18/24** List Price: **\$544,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,241**  
 Low Sqft:  
 Ttl Sqft: **1,241**

DOM

**64**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`3" x 11`1"	Living Room	Main	13`2" x 13`10"
Dining Room	Main	8`1" x 13`2"	Family Room	Basement	12`6" x 12`8"
Laundry	Main	5`7" x 5`7"	Bedroom	Basement	10`11" x 9`2"
Bedroom	Upper	13`1" x 11`6"	4pc Ensuite bath	Upper	9`9" x 8`3"
Bedroom - Primary	Upper	13`1" x 13`4"	4pc Ensuite bath	Basement	4`10" x 10`8"

Legal/Tax/Financial

Condo Fee:  
**\$400**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **9612417**

Remarks

Pub Rmks: **Welcome home to one of the most sought after areas in the city, look no further than this beautiful fully developed townhouse, close to shops and walking paths a family friendly inner city community with quick access to countless amenities. This home has a beautiful tiered deck in the front yard perfect for setting up a lounging area with friends and family, This 3 bedroom townhouse is move in ready with newer flooring and paint thru out, a large living room with a beautiful fireplace in a very open concept family room, nice large kitchen all new appliances, lots of cupboard space a prepping island and coffee bar, laundry is also on the main floor both washer and dryer are new. Upstairs you will find two great sized bedrooms along with a large bathroom with soaker tub and separate shower. Downstairs boasts another bedroom and family room a teenagers dream or man cave. Air conditioning so don't have to worry about the heat, fireplace to keep you warm when it's cold, single shared garage, storage if needed, fenced, 4 new large windows replaced, great self managed condo, This one has it all don't miss out! Call today and book your showing**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Complete Realty**

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













