



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

96
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













