

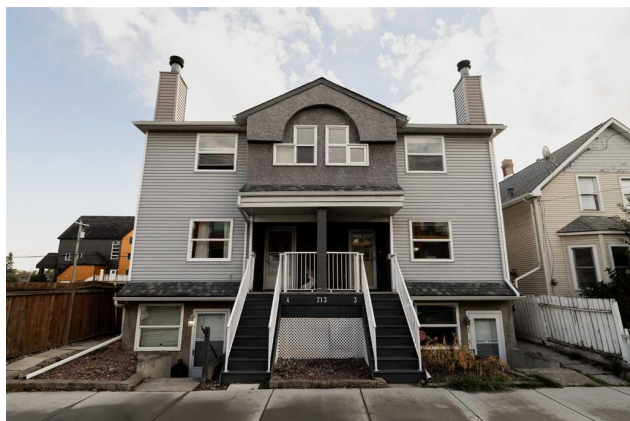


THE
A-TEAM

**RE/MAX
FIRST**

713 MCDOUGALL Road #3, Calgary T2E4Z9

MLS®#: **A2178860** Area: **Bridgeland/Riverside** Listing Date: **11/13/24** List Price: **\$389,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,057**
Low Sqft:
Ttl Sqft: **1,057**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Vinyl Siding,Wood Frame**
Heating: **Baseboard** Flooring: **Laminate,Tile**
Sewer: Ext Feat: **Balcony,Garden** Water Source: **Poured Concrete**
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Electric Range,Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),No Smoking Home,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`2" x 11`0"	3pc Bathroom	Main	6`10" x 4`2"
Bedroom	Second	12`1" x 11`0"	4pc Bathroom	Second	10`1" x 6`0"
Covered Porch	Main	7`2" x 6`4"	Kitchen	Main	10`4" x 6`3"
Living Room	Main	14`8" x 10`6"	Laundry	Main	5`3" x 3`1"
Dining Room	Main	8`4" x 6`3"	Foyer	Main	9`4" x 4`6"

Legal/Tax/Financial

Condo Fee:
\$450

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9211439**

Remarks

Pub Rmks: **Experience unparalleled value in this impeccably maintained home, ideally located in the highly coveted Bridgeland neighborhood. Boasting a generous kitchen and an inviting open floor plan, the property offers in-unit storage, additional below-grade storage, low condo fees with a good reserve fund, and a dedicated parking stall. A unique wood fireplace adds warmth and character, creating a cozy ambiance that sets this home apart. The stunning two-floor layout perfectly balances elegance, space, and functionality. The two full pristine bathrooms radiate modern sophistication. Upstairs, two spacious bedrooms provide exceptional privacy and comfort. Situated steps from downtown, you'll be immersed in Bridgeland's vibrant community, surrounded by trendy shops, lush parks, and top-tier amenities. Don't miss the opportunity to call this impressive home yours!**

Inclusions:
Property Listed By: **Negotiable
Real Estate Professionals Inc.**

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



