



THE
A-TEAM

**RE/MAX
FIRST**

27 MCDUGALL Court, Calgary T2E 8R3

MLS®#: **A2180267** Area: **Bridgeland/Riverside** Listing Date: **11/20/24** List Price: **\$429,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1995**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Views**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,382**
 Low Sqft:
 Ttl Sqft: **1,382**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,Soaking Tub,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`9" x 8`1"
Foyer	Lower	8`7" x 4`8"
Laundry	Main	5`1" x 3`4"
Bedroom - Primary	Upper	12`11" x 12`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`9" x 7`2"
Flex Space	Lower	10`9" x 9`11"
Living Room	Main	15`3" x 10`11"
Bedroom	Upper	12`11" x 10`3"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$390

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9511500**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, NOVEMBER 23RD FROM 1-3 PM. Warm & inviting 2 bedroom, 1.5 bath townhome located in historic Bridgeland! The main level presents hardwood floors showcasing the living room with cozy corner fireplace. Just a few steps away, is the kitchen with plenty of counter space, crisp white cabinets, stainless steel appliances (including a new stove in 2022), built-in computer desk, casual eating area & access to a private balcony. Completing the main level is a 2 piece bath/laundry room. The second level hosts 2 bedrooms & a 4 piece bath. The spacious primary bedroom with vaulted ceiling includes double closets. The lower level includes a flex space, perfect for a home office setup or additional storage space. Other notable features include central air conditioning (2022), new carpet (2024), replacement of Poly B with PEX (2024), newer furnace & HWT (2021), single attached garage replacement of garage door & opener (2014) & shingles (2013). This lovely townhome is located walking distance to shops & restaurants in beautiful Bridgeland & close to parks, schools, shopping, public transit, Bow River pathways, the Calgary Zoo, mere minutes to downtown & has easy access to Memorial Drive, Edmonton & Deerfoot Trails.**

Inclusions: **None.**
Property Listed By: **RE/MAX Real Estate (Central)**

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









