

27 MCDOUGALL Court, Calgary T2E 8R3

Bridgeland/Riverside Listing 11/20/24 List Price: \$429,900 MLS®#: A2180267 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 1995 Year Built: Abv Saft: 1,382

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1.382 Lot Shape:

<u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Garage Sz:

2 (2)

1 1

1.5 (1 1)

3 Storey

Access:

Lot Feat: Back Lane, Low Maintenance Landscape, Views

Park Feat: **Single Garage Attached**

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air Vinyl Siding, Wood Frame Sewer: Flooring:

Balcony, Private Entrance Carpet, Ceramic Tile, Hardwood Ext Feat: 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

Level Level Dimensions Room Dimensions Room Kitchen Main 11'9" x 8'1" **Dining Room** Main 9`9" x 7`2" Lower 8`7" x 4`8" Flex Space Lower 10`9" x 9`11" Foyer 5`1" x 3`4" **Living Room** 15`3" x 10`11" Laundry Main Main 12`11" x 12`0" **Bedroom - Primary** Upper **Bedroom** Upper 12`11" x 10`3" 2pc Bathroom Main 0'0" x 0'0" 4pc Bathroom Upper 0'0" x 0'0"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$390 Fee Simple M-C1

Fee Freq: **Monthly**

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.

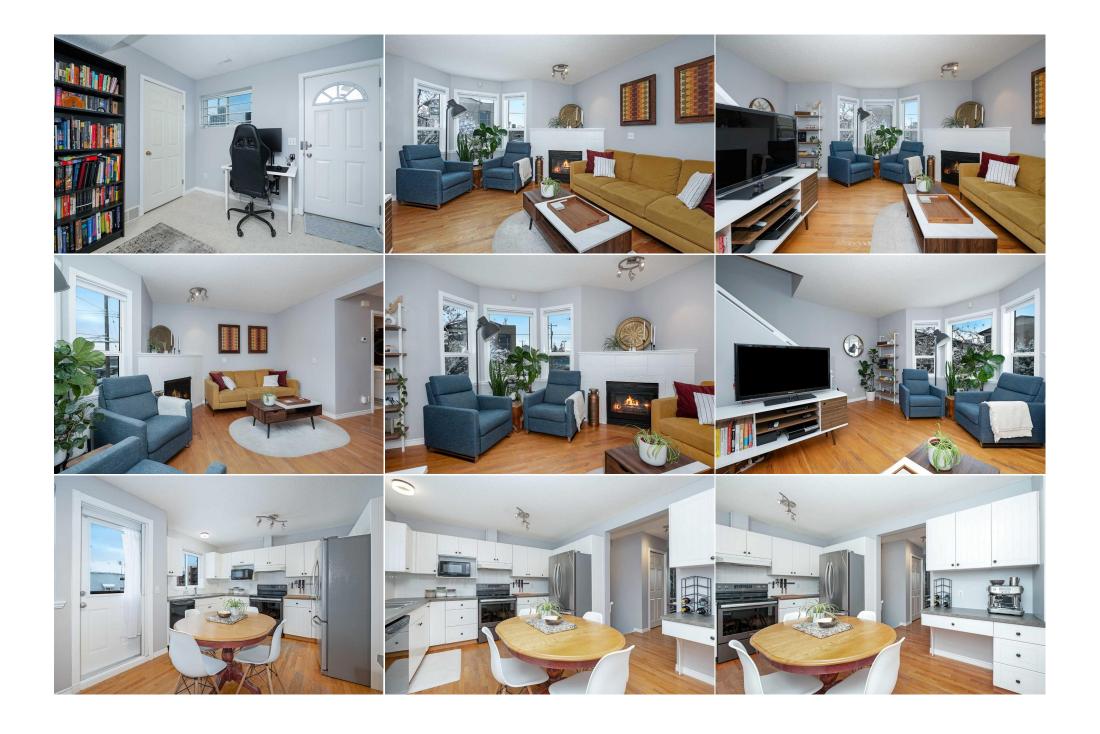
Inclusions: None.

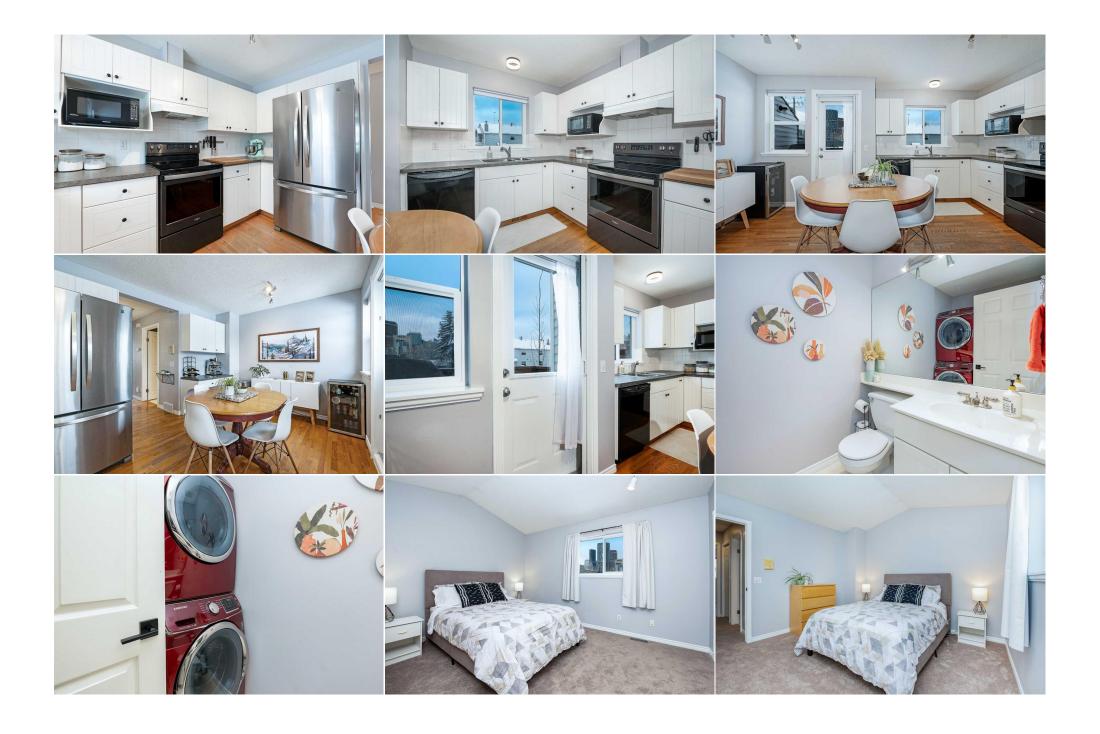
Property Listed By: RE/MAX Real Estate (Central)

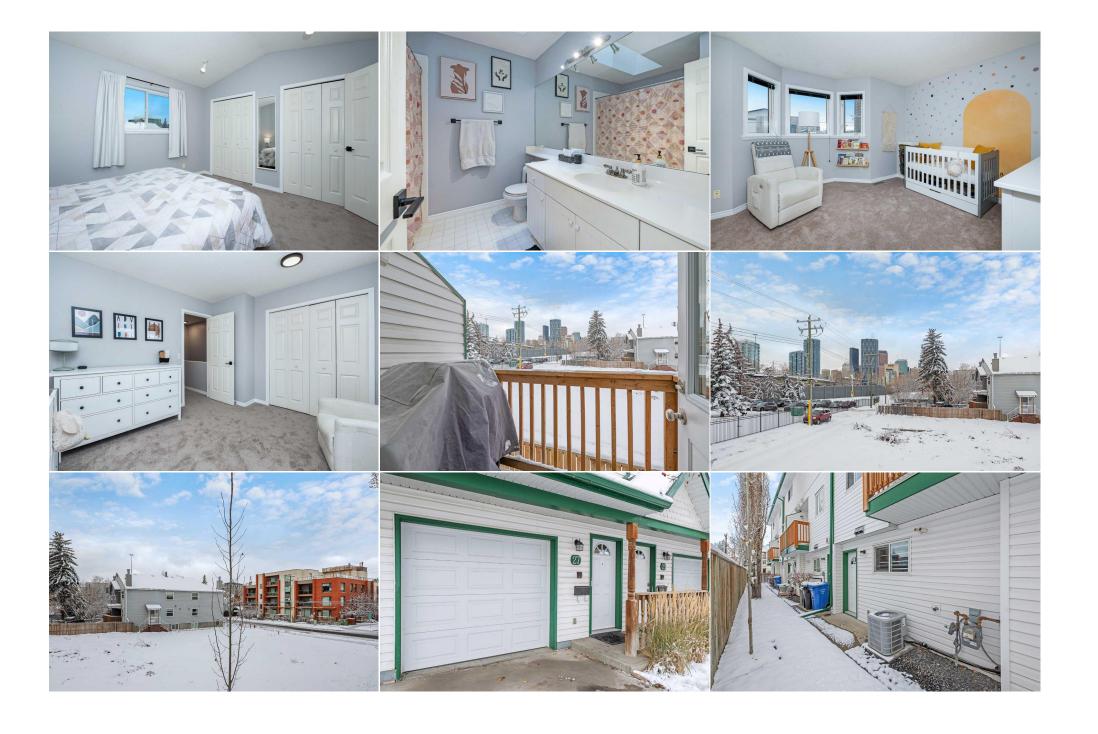
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

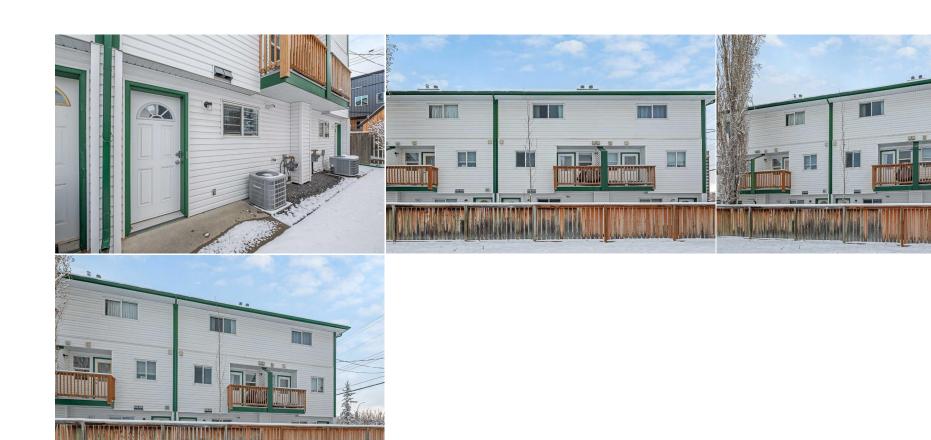












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