



THE
A-TEAM

**RE/MAX
FIRST**

825 MCDOUGALL Road #104, Calgary T2E 5A5

MLS® #: **A2198068** Area: **Bridgeland/Riverside** Listing Date: **03/04/25** List Price: **\$380,000**
Status: **Active** County: **Calgary** Change: **-\$15k, 13-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

DOM

32
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 12`9"	Dining Room	Main	9`11" x 14`2"
Kitchen	Main	8`3" x 10`4"	Bedroom - Primary	Main	13`0" x 11`8"
4pc Ensuite bath	Main	4`11" x 7`4"	Bedroom	Main	10`9" x 12`3"
4pc Bathroom	Main	4`11" x 7`10"			

Legal/Tax/Financial

Condo Fee: **\$677** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0610153**

Remarks

Pub Rmks: **Tucked away on a quiet street in the heart of Bridgeland, this 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and urban charm. The open-concept living space is warmed by a cozy gas fireplace and flows seamlessly onto a spacious patio, perfect for morning coffee or evening gatherings. The primary bedroom easily accommodates a king-sized bed and boasts a walk-in closet leading to a private 4-piece ensuite. The second bedroom, filled with natural light from large windows, is versatile—ideal for guests, a child's room, or a home office. A second full bathroom with a tub/shower combo and generous counter space adds to the home's functionality. This main-level unit offers ultimate convenience and includes a dedicated laundry room with an in-suite washer/dryer and extra storage. Heated underground parking makes winter a breeze. Located within walking distance to Bridgeland's best restaurants, cafés, parks, and transit, this well-managed building provides a peaceful retreat while keeping you connected to everything the city has to offer. Don't miss this fantastic opportunity—book your showing today!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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





