

# \$539,900 - 114, 28 Mcdougall Court Ne, Calgary

MLS® #A2208465

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,060 sqft

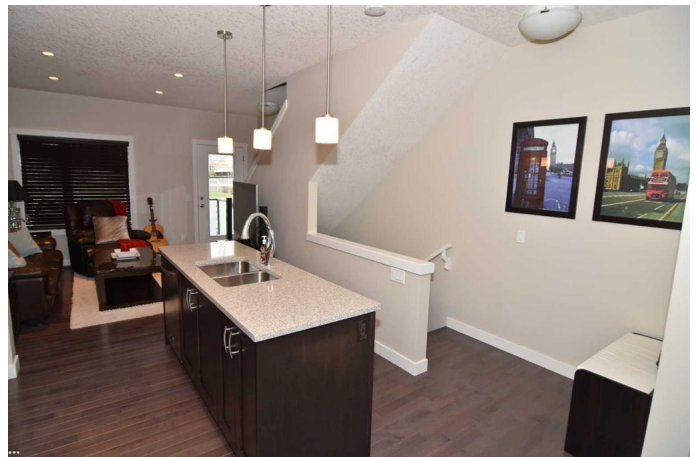
Residential on 0.02 Acres

Bridgeland/Riverside, Calgary, Alberta

Live in the vibrant and historic inner-city community of Bridgeland! This beautifully maintained townhome is perfect for the urban professional, offering a smart and stylish design with a functional dual primary bedroom layout. Thoughtfully designed for modern living, this home features hardwood flooring throughout the main living area, quartz countertops with a sleek stone backsplash, and a gas range—ideal for cooking enthusiasts. Stay comfortable year-round with central air conditioning and enjoy the added luxury of heated flooring in both ensuite bathrooms. The built-in custom shelving in bedroom closets provides optimal organization, while the upper-level laundry adds ultimate convenience. Step outside to the spacious south-facing balcony, complete with a natural gas hookup, perfect for BBQs and soaking up the sun. Stylish espresso 2" faux blinds enhance the modern aesthetic, and the attached tandem-style DOUBLE GARAGE offers ample storage space. Located just steps from the Bow River Pathway system, some of Calgary's™ best restaurants, cafes, and boutiques, and with easy access to downtown via Memorial Drive, this home is perfect for those who love an active and connected lifestyle.

Built in 2014

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2208465      |
| Price          | \$539,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,060         |
| Acres          | 0.02          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 114, 28 Mcdougall Court Ne |
| Subdivision | Bridgeland/Riverside       |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2E 7H4                    |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Roof Deck                      |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Low Maintenance Landscape, Paved |
| Roof            | Asphalt Shingle                             |
| Construction    | Brick, Composite Siding, Wood Frame         |
| Foundation      | Poured Concrete                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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