

**2, 713 McDougall Road NE
Calgary, Alberta**

MLS # A2279264

\$222,880



Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	590 sq.ft.	Age:	1989 (37 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

AIR BNB FRIENDLY, AMAZING LOCATION, LOW CONDO FEES, RENOVATED, MOVE IN READY, PARKING, STORAGE, Welcome to this well-maintained residence ideally located in the highly sought-after community of Bridgeland. Designed with a functional open-concept layout, this home offers low condo fees, a dedicated parking stall, and a large assigned storage space conveniently located near the unit. The stylish kitchen features upgraded cabinetry and modern appliances and flows seamlessly into a dedicated dining area—perfect for both everyday living and entertaining. A spacious living room, comfortable primary bedroom, and a full 4-piece bathroom complete the thoughtfully designed layout. Recent updates include brand-new vinyl flooring and fresh paint throughout, adding a clean and contemporary feel. The well-managed condo corporation has completed several major upgrades, including a new roof (2020) and new water tank, boiler, water softener, and water filtration system for all units (2022). Enjoy an unbeatable location just steps from downtown, where Bridgeland's vibrant lifestyle awaits—surrounded by trendy cafés, local shops, green spaces, and every amenity you could need. An excellent opportunity in one of Calgary's most desirable inner-city communities. Book your private showing today.