

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

MLS® #A2208465

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,060 sqft

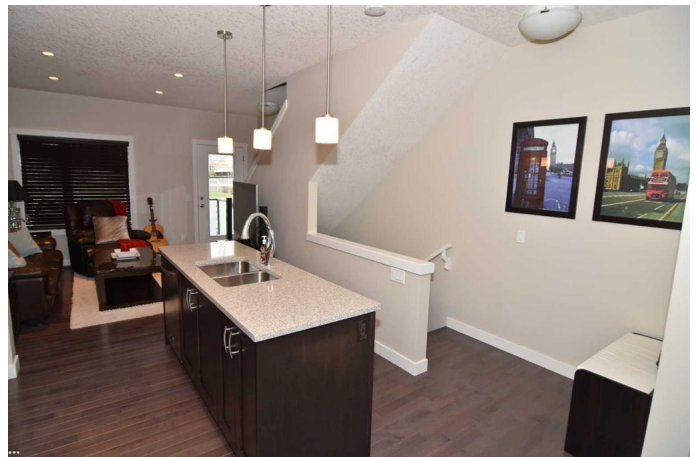
Residential on 0.02 Acres

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
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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	30
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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