

\$1,125,000 - 835 Mcdougall Road Ne, Calgary

MLS® #A2236205

\$1,125,000

3 Bedroom, 2.00 Bathroom, 1,086 sqft
Residential on 0.14 Acres

Bridgeland/Riverside, Calgary, Alberta

MC1 Zoned lot with Bi level house on it in the most desired Bridgeland community. Ready for construction. Comes with approved development plan for a 4-plex with legal suites.

An Entrepreneur can start the construction tomorrow. All permits, including the building permit, are in place.

Each of the four above-grade units offers approximately 1,850 sq ft of thoughtfully designed living space. Rear lane access provides four dedicated parking spots. Located just steps from downtown, this property offers unmatched walkability to shops, restaurants, transit, and every essential amenity. A rare turnkey opportunity in a highly desirable location. The 3D pictures are from the other similar project under construction.

Built in 1949

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236205 |
| Price | \$1,125,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,086 |
| Acres | 0.14 |
| Year Built | 1949 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 835 Mcdougall Road Ne |
| Subdivision | Bridgeland/Riverside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 5A5 |

Amenities

| | |
|----------------|-------|
| Parking Spaces | 4 |
| Parking | Stall |

Interior

| | |
|-------------------|------------------------------|
| Interior Features | Ceiling Fan(s) |
| Appliances | Electric Stove, Refrigerator |
| Heating | Forced Air |
| Cooling | Sep. HVAC Units |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Concrete, Manufactured Floor Joist, See Remarks |
| Foundation | Brick/Mortar |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 2nd, 2025 |
| Days on Market | 4 |
| Zoning | MC-1 |

Listing Details

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