



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

648 Mcdougall Road NE
Calgary, Alberta

MLS # A2282170



\$1,525,000

Division:	Bridgeland/Riverside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,810 sq.ft.	Age:	2018 (8 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Level		

Heating:	Boiler, In Floor, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Metal	Sewer:	Public Sewer
Basement:	-	LLD:	15-24-1-W5
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas Con
Features:	-		

Inclusions: 4 stove, 4 fridge, 4 washer, 4 dryer, 4 hood fan, 4 dishwasher, all furniture

Excellent Bridgeland location, steps to neighbourhood amenities including pubs, restaurants, and local shops. This outstanding four-unit, purpose-built short term rental building offers exceptional rental strategies. Constructed in 2018 to the highest standards, it features full concrete construction with concrete floors and exterior walls on all levels. The building was designed with a low-maintenance stucco and metal exterior. Built with durability and convenience in mind, the property offers two stairwells (front and back) with metal stairs and railings. Three above-grade units include balconies with downtown views and in-floor heat. Each of the four suites is nearly 1,000 sq. ft., featuring modern industrial/loft-style floor plans and a full appliance package with in-suite laundry (washer/dryer), dishwasher, stove, and refrigerator. The top-floor unit stands out with vaulted ceilings and air conditioning. The building's mechanical is top of the line and well maintained. Nearly 4,000 sq. ft. of developed revenue producing space makes this an excellent revenue property. It could also suit a multi-generational living configuration.