



GRASSROOTS

REALTY GROUP

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**117, 28 Mcdougall Court NE
Calgary, Alberta**

MLS # A2308481

\$650,000



Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,526 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Located in the desirable community of Bridgeland, this modern townhome offers an incredible inner-city lifestyle just minutes from downtown. Enjoy walking access to the LRT, Bow River Pathway, East Village, & even a quick stroll to the Calgary Zoo. This beautiful home features a bright, open-concept layout with contemporary finishes throughout & a main floor patio. The ground level offers a versatile space perfect for a home office, ideally positioned at street level for client or guest access. This area features oversized tile flooring, a closet, a full wall of built-in bookcases, & direct access to the double attached garage. It can also easily function as a home gym or additional living space. The second level showcases a stunning kitchen with upgraded appliances, an extra-large granite island, & a convenient office nook. The spacious dining & living areas are perfect for entertaining, with the living room opening onto a private balcony. Upstairs, you’ll find a desirable dual primary bedroom layout, with both bedrooms offering walk-in closets & full ensembles—ideal for roommates or hosting guests in comfort. The laundry room is also conveniently located on this level. Complete with a double attached garage, this home offers the perfect blend of style, function, & location. You’ll love living here! Call today to arrange a private viewing!