



745 McDougall Road NE  
Calgary, Alberta

MLS # A2315065



**\$549,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Murphy Bed

Welcome to this stylish 2 bedroom, 2.5 bathroom townhome in the heart of vibrant Bridgeland. This modern home offers over 1,800 square feet of living space and boasts a rare duplex style feel, connected to only one neighbour for enhanced privacy and a more spacious atmosphere. Pride of ownership shines throughout with fresh paint and upgraded lighting. The main floor features impressive 9 foot ceilings, a well appointed kitchen that flows into the dining area and cozy sitting space, ideal for daily living and entertaining. A convenient half bath with stylish wallpaper completes this level. A lovely patio off the main floor plus two additional balconies (one on each upper level) provide wonderful outdoor spaces to enjoy morning coffee or evening sunsets. The second floor, also with 9 foot ceilings, includes a bright family room with fireplace, a second bedroom, laundry facilities, and a full 4 piece bathroom. The top floor offers a luxurious master retreat with plenty of room for a king bed plus a dedicated office nook or reading area. It connects to a spa-like 3 piece ensuite. The finished rec room in the basement includes a built in Murphy bed, creating a flexible space perfect for guests, a home gym, or media nights. A titled single detached garage compliments this home. Bridgeland delivers an unbeatable inner city lifestyle just minutes from downtown Calgary. Enjoy walkable access to the LRT, Bridgeland Community Centre and Park, scenic Bow River pathways and the Calgary Zoo. The neighbourhood's charming, pedestrian friendly streets are home to excellent local amenities including creative brunch spots like OEB Breakfast Co. and Blue Star Diner, great coffee at Phil & Sebastian, ice cream at Village Ice Cream and Made By Marcus, the popular Bridgeland Market and more. This turnkey townhome perfectly blends modern comfort with the energy of one of

Calgary's most desirable communities. Don't miss your opportunity to call it home.