GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

# 118, 28 Mcdougall Court NE
# Calgary, Alberta

## MLS # A2334309

## $569,900

| | | | |
|---|---|---|---|
| **Division:** | Bridgeland/Riverside | | |
| **Type:** | Residential/Other | | |
| **Style:** | 3 (or more) Storey | | |
| **Size:** | 1,224 sq.ft. | **Age:** | 2014 (12 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached, Enclosed, Garage Faces Rear, Heated Garage, Ins | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Back Lane, Cul-De-Sac | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Flat | **Condo Fee:** | $ 389 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Brick, Composite Siding, Concrete | **Zoning:** | M-C1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

**Inclusions:** All appliances and window coverings

Located in the desirable trendy 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,  NEW FLAMES ARENA/BMO CENTER, numerous bike lanes and pathways, jsut a  quick stroll to the Calgary Zoo or Science Centre. This beautiful home features a bright, open-concept layout with contemporary finishes & a main floor south facing patio, with SKYLINE CITY VIEWS. The space has NEW CAPRETTING, and has been FRESHLY PAINTED THROUGHOUT!! The entire ground level garage offers a versatile space perfect for a future home office or additional living space, ideally positioned at street level for client or guest access. direct access to the OVERSIZED DOUBLE TANDEM attached garage. The second level showcases a stunning kitchen with upgraded appliances, an extra-large quartz island, & a convenient kitchen/flex room nook. The spacious dining & living areas are perfect for entertaining, with the living room opening onto a private balcony, with more CITY SKYLINE VIEWS. Upstairs, you’ll find a desirable dual primary bedroom layout, with both bedrooms offering walk-in closets & full ensuites—ideal for roommates or hosting guests in comfort. The laundry room is also conveniently located on this level. This home offers the perfect blend of style, function, & location. You’ll love living here! Call today to arrange a private viewing!! Value priced at $569,900, QUICK POSSESSION POSSIBLE!!. Centrally located for qucik access in any direction to commute accross the entire city, and walking distance to the almost unlimited tendy amenities that BRIDGELAND has to offer. If you work downtown, you might not even need a car!!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX Landan Real Estate. Information is believed to be reliable but not guaranteed.