



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2, 821 Mcdougall Road NE  
Calgary, Alberta

MLS # A2335751



**\$569,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Bridgeland/Riverside             |        |                   |
| Type:     | Residential/Four Plex            |        |                   |
| Style:    | 3 (or more) Storey               |        |                   |
| Size:     | 1,416 sq.ft.                     | Age:   | 2009 (17 yrs old) |
| Beds:     | 3                                | Baths: | 3 full / 1 half   |
| Garage:   | Single Garage Detached           |        |                   |
| Lot Size: | -                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot |        |                   |

|             |                                                                                        |            |        |
|-------------|----------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                         | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                        | Condo Fee: | \$ 452 |
| Basement:   | Full                                                                                   | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame, Wood Siding                                                        | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                        | Utilities: | -      |
| Features:   | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s) |            |        |

**Inclusions:** Kitchen Island, TV & TV Wall Mount in Kitchen, TV Wall Mount in Basement

3 BEDROOMS | 3 1/2 BATHROOMS | 3-STOREY TOWNHOME | OVER 1,400 SQFT ABOVE GRADE | FULLY DEVELOPED BASEMENT | DETACHED GARAGE | PRIVATE YARD & LARGE DECK | PRIME BRIDGELAND LOCATION | Welcome to this spacious 3-storey townhome in the heart of vibrant Bridgeland, offering over 1,400 sqft above grade plus a fully developed basement. With 3 bedrooms, 3.5 bathrooms, multiple outdoor living spaces, and a detached garage, this home offers an incredible opportunity for professionals, families, or anyone looking to enjoy the convenience of inner-city living. Step inside to a bright and inviting main floor featuring hardwood flooring and a functional layout designed for both everyday living and entertaining. The kitchen features granite countertops, warm maple cabinetry, stainless steel appliances, a pantry, and additional island for extra prep space. The adjoining dining area is centred around a cozy gas fireplace and offers plenty of room to gather with family and friends. Sliding patio doors open directly onto the expansive deck and private fenced yard, creating a seamless extension of the living space and an incredible setting for summer BBQs, outdoor dining, or relaxing beneath the mature trees. A convenient 2-piece powder room completes the main level. The second floor offers two generously sized bedrooms with closets, making them ideal for family, guests, or a home office. A spacious 4-piece bathroom and conveniently located upper-level laundry complete this floor. The entire third floor is dedicated to the impressive primary retreat, providing excellent separation and privacy from the secondary bedrooms. This spacious suite features a large walk-in closet and private 4-piece ensuite. Step outside onto your own private balcony, a peaceful spot to enjoy the outdoors and city views. The fully

developed basement adds valuable additional living space with a large recreation room perfect for movie nights, a home gym, games room, or play area. A full 4-piece bathroom and additional storage complete this versatile level. Additional features include a detached single garage, visitor parking and plenty of storage. Located in one of Calgary's most desirable inner-city communities, you can enjoy Bridgeland's incredible selection of restaurants, caf&eacute;s, shops, parks, playgrounds, and pathways right outside your door. With easy access to the C-Train, Bow River pathways, downtown, and major routes, this location makes commuting and enjoying the city effortless. Perfect as your first home or for a growing family, this Bridgeland townhome combines space, outdoor living, and an unbeatable location just minutes from downtown. Book your showing today!