



GRASSROOTS
REALTY GROUP

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113, 28 Mcdougall Court NE
Calgary, Alberta

MLS # A2348059



\$639,900

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,541 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Garage		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	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:	Bar, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		
Inclusions:	None		

Nestled within Calgary's vibrant Bridgeland/Riverside community, this exceptional townhouse presents a rare opportunity to secure a beautifully appointed residence within a coveted location. Spanning over 1541 square feet across three stories, this townhouse structure showcases a sophisticated blend of hardwood, ceramic tile, and plush carpet flooring, creating inviting warmth throughout. A thoughtfully designed layout unfolds, commencing with a welcoming ground floor entry and office, leading up into a bright living area enhanced by high ceilings and an elegant bar area perfect for entertaining. Continuing into the heart of the home, the kitchen features granite countertops, a kitchen island, and built-in features, complemented by a convenient breakfast bar for casual dining. Ascending to the upper level reveals two generously sized bedrooms, one boasting a luxurious four-piece ensuite bathroom complete with granite finishes, while the second bedroom shares a well appointed full bathroom. Laundry convenience is provided with an upper level laundry room, simplifying household chores. Outside, enjoy your morning coffee or relax with friends upon the front porch or deck, while the community provides walking/bike paths, playgrounds, schools nearby, shopping nearby, tennis court(s), street lighting, and sidewalks for leisurely strolls. With two double attached garage spaces offering secure parking, this townhouse also benefits from its proximity to trendy shops, restaurants, river pathways, and General Hospital Memorial Park—all within easy reach, making this residence a truly exceptional find. Value priced at \$639,900, #113 28 McDougall Court NE. Book your private showing today!!