

27 Mcdougall Court NE
Calgary, Alberta

MLS # A2180267



\$429,900

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,383 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Soaking Tub, Track Lighting

Water: -

Sewer: -

Condo Fee: \$ 390

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None.

OPEN HOUSE SATURDAY, NOVEMBER 23RD FROM 1-3 PM. Warm & inviting 2 bedroom, 1.5 bath townhome located in historic Bridgeland! The main level presents hardwood floors showcasing the living room with cozy corner fireplace. Just a few steps away, is the kitchen with plenty of counter space, crisp white cabinets, stainless steel appliances (including a new stove in 2022), built-in computer desk, casual eating area & access to a private balcony. Completing the main level is a 2 piece bath/laundry room. The second level hosts 2 bedrooms & a 4 piece bath. The spacious primary bedroom with vaulted ceiling includes double closets. The lower level includes a flex space, perfect for a home office setup or additional storage space. Other notable features include central air conditioning (2022), new carpet (2024), replacement of Poly B with PEX (2024), newer furnace & HWT (2021), single attached garage replacement of garage door & opener (2014) & shingles (2013). This lovely townhome is located walking distance to shops & restaurants in beautiful Bridgeland & close to parks, schools, shopping, public transit, Bow River pathways, the Calgary Zoo, mere minutes to downtown & has easy access to Memorial Drive, Edmonton & Deerfoot Trails.