



GRASSROOTS
REALTY GROUP

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301, 825 Mcdougall Road NE
Calgary, Alberta

MLS # A2242951



\$435,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 676
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

NEW PRICEThis top-floor 2 bed, 2 bath condo offers 878 sq. ft. of stylish living space in a boutique residence that is impeccably maintained and peacefully quiet. Recently renovated with modern finishes, the unit features an open layout, in-suite laundry, and plenty of natural light. Heated indoor parking is included. Nestled on a calm street just minutes from the C-Train, river pathways, and downtown, this location is a dream for professionals, young families, and bike commuters alike. Bridgeland blends European charm with everyday convenience - walk to schools, parks, daycares, cafes, boutiques, and some of Calgary's best restaurants along 1st Ave. With tennis, basketball, and soccer courts just around the corner, this is inner-city living at its best. Come experience the cozy, connected lifestyle that makes Bridgeland so special.***please view our virtual tour***