



GRASSROOTS
REALTY GROUP

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2, 713 Mcdougall Road NE
Calgary, Alberta

MLS # A2248090



\$268,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	1989 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Welcome to this well-maintained home, ideally situated in the highly sought-after Bridgeland neighborhood. Featuring an inviting open floor plan, this property offers a large assigned storage space conveniently located near the unit, low condo fees, and a dedicated parking stall. The stylish kitchen is upgraded with modern cabinetry and appliances, complemented by a dining area perfect for entertaining. A spacious living room, a primary bedroom, and a 4-piece bath complete this functional layout. Recent upgrades include: brand-new vinyl flooring and fresh paint. Condo corporation upgrades include: a new roof (2020), along with a new water tank, boiler, water softener, and water filters for all units (2022). Perfectly located just steps from downtown, you'll be immersed in Bridgeland's vibrant community, surrounded by trendy shops, lush parks, and top-tier amenities. Don't miss this opportunity—book your private showing today!