



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

304, 825 Mcdougall Road NE
Calgary, Alberta

MLS # A2250097



\$344,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile

Roof: Tar/Gravel

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: French Door

Water: -

Sewer: -

Condo Fee: \$ 676

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

Wonderful, Quiet, Bridgeland location. A 5 Min walk to C-Train, river paths and downtown or hop on the bike path that runs right in front of the building. 2 bedroom, 2 bathroom 3rd floor penthouse corner unit with almost 900 sq ft of living space and a titled underground parking stall with room for storage. This apartment is a bright and cheery space that is freshly painted in light tones throughout, helping the large windows provide lots of natural light. Kitchen is highlighted by dark stained maple cabinets and stainless-steel countertops. An island with pendant lights and a black appliance package gives the entire apartment a luxurious feel. The Livingroom has a corner gas fireplace with a mantle, a big west facing window and French doors that open to the balcony where you will find space to entertain and a gas line for your BBQ. The main living space has 2x2 ceramic tile throughout. The primary is equipped with a walk-in closet and 4-piece ensuite bath. There is an additional 4-piece bath off the Livingroom. The second bedroom has a large west window. There is an in-suite laundry with stacking washer and dryer. This 3rd floor walkup is an idea starter home and will make a great investment. Some photos are virtually staged to highlight decorating options.