



**GRASSROOTS**  
REALTY GROUP

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103, 825 Mcdougall Road NE  
Calgary, Alberta

MLS # A2255521



**\$399,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Guest, Heated Garage, Parkade, Parking		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 752
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Spacious. Stylish. Steps from it all. Welcome to the largest unit in the building a bright and airy freshly painted 2-bed, 2-bath condo tucked away on a quiet street in the heart of vibrant Bridgeland! This sunny and beautifully laid out main floor home blends comfort with convenience in one of Calgary's most sought-after neighbourhoods. Step inside to an open concept living space featuring a cozy gas fireplace and direct access to a spacious and private patio, perfect for sipping your morning coffee or hosting evening get togethers. The king sized primary suite offers a walk-through closet and a private 4-piece ensuite, while the sunlit second bedroom is ideal for guests, kids, or your dream home office. In-suite laundry, titled underground parking, just a short stroll from Bridgeland's best cafés, restaurants, parks, and transit.