



**GRASSROOTS**  
REALTY GROUP

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1, 642 Mcdougall Road NE  
Calgary, Alberta

MLS # A2274447



**\$569,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters		

**Inclusions:** N/A

Welcome to this executive built 3 story END unit townhouse with NO CONDO FEES!! Perfect for Airbnb in the prestigious inner-City Community of Bridgeland, facing a park. With walking distance to Downtown Calgary, amenities and transportation, this home is perfect for an investor or a professional. With just about 2000 sqft above grade with 2.5 bath, Step into the home, you are welcomed with a bright and open floor plan leading into a large dining area, to the right of the home leads you into a good-sized kitchen with ample cupboard space and a breakfast eating bar. The 2-piece powder room can be found on the main floor as well as an entrance into SINGLE ATTACHED OVERSIZED GARAGE with storage space. Heading upstairs to the second level, you are welcomed with spacious living room area, with a good-sized balcony. Across from the living space, there is a large bedroom that can also be used as a large office space. On the third floor of the home, you'll find a huge master bedroom with 4 piece en-suite, as well as additional 2 large bedrooms and an additional 4pc bath. The basement is partially developed with space for a laundry and storage and potentially can be developed into rec room. This home is located within walking distance to multiple amenities, with walking path, Public Transportation, and close proximity to Calgary Zoo, TELUS Spark Center, as well as easy access to main roads. This unit is Currently Vacant to accommodate showings and was rented for \$2,650.00 per month plus tenants paid all the utilities. This unit can be easily rented for \$3000.00 per month. Other 2 units are currently rented and rent rolls are in the private remarks. One Seller owns all three units and are all offered for sale this is an amazing investment opportunity for a Savy investor or live on one side and rent the other two units. This building has undergone updated over the

years with newer siding, front decks with glass inserts, and roof shingles. This is an Exceptional value come take a look!!