

**27 Mcdougall Court NE**  
**Calgary, Alberta**

**MLS # A2180267**



**\$429,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Views		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Soaking Tub, Track Lighting

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 390

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** None.

OPEN HOUSE SATURDAY, NOVEMBER 23RD FROM 1-3 PM. Warm & inviting 2 bedroom, 1.5 bath townhome located in historic Bridgeland! The main level presents hardwood floors showcasing the living room with cozy corner fireplace. Just a few steps away, is the kitchen with plenty of counter space, crisp white cabinets, stainless steel appliances (including a new stove in 2022), built-in computer desk, casual eating area & access to a private balcony. Completing the main level is a 2 piece bath/laundry room. The second level hosts 2 bedrooms & a 4 piece bath. The spacious primary bedroom with vaulted ceiling includes double closets. The lower level includes a flex space, perfect for a home office setup or additional storage space. Other notable features include central air conditioning (2022), new carpet (2024), replacement of Poly B with PEX (2024), newer furnace & HWT (2021), single attached garage replacement of garage door & opener (2014) & shingles (2013). This lovely townhome is located walking distance to shops & restaurants in beautiful Bridgeland & close to parks, schools, shopping, public transit, Bow River pathways, the Calgary Zoo, mere minutes to downtown & has easy access to Memorial Drive, Edmonton & Deerfoot Trails.