

104, 825 McDougall Road NE
Calgary, Alberta

MLS # A2198068



\$380,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Laminate

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 677

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Tucked away on a quiet street in the heart of Bridgeland, this 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and urban charm. The open-concept living space is warmed by a cozy gas fireplace and flows seamlessly onto a spacious patio, perfect for morning coffee or evening gatherings. The primary bedroom easily accommodates a king-sized bed and boasts a walk-in closet leading to a private 4-piece ensuite. The second bedroom, filled with natural light from large windows, is versatile—ideal for guests, a child’s room, or a home office. A second full bathroom with a tub/shower combo and generous counter space adds to the home’s functionality. This main-level unit offers ultimate convenience and includes a dedicated laundry room with an in-suite washer/dryer and extra storage. Heated underground parking makes winter a breeze. Located within walking distance to Bridgeland’s best restaurants, cafés, parks, and transit, this well-managed building provides a peaceful retreat while keeping you connected to everything the city has to offer. Don’t miss this fantastic opportunity—book your showing today!