$489,900 - 712, 712 Mcdougall Road Ne, Calgary

MLS® #A2224103
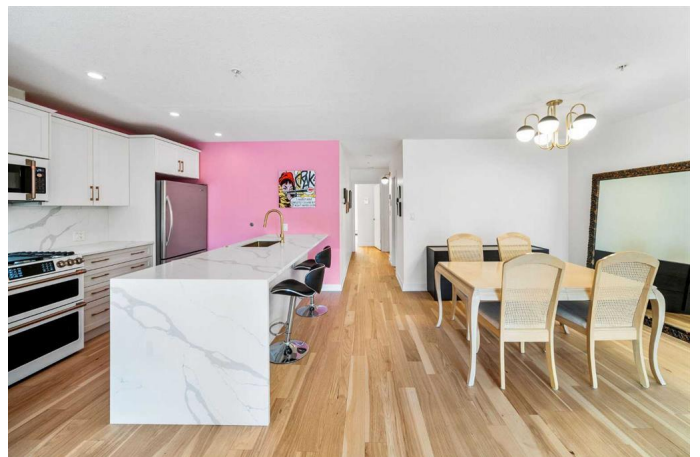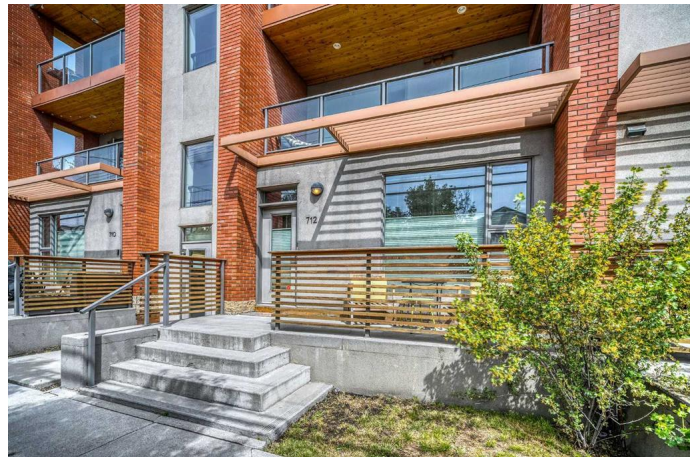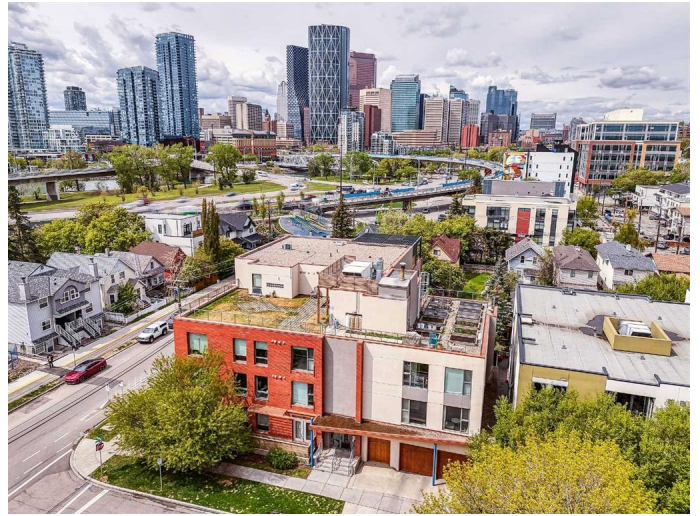
$489,900

2 Bedroom, 2.00 Bathroom, 1,127 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

BEST OF BOTH WORLDS! CONDO LIVING WITH THE CONVENIENCE OF A TOWNHOME, LOCATED IN THE DESIRABLE COMMUNITY OF TRENDY BRIDGELAND! This 2 bedroom 2 full bath home with over 1100 sqft is located on the ground level of this concrete construction building, and provides 2 private patios, including direct access to the serene courtyard in the complex. As you enter this stunning property you will be greeted with the perfect mix of modern finishings, rustic brick accents, and character finishings. Crisp light stained wood flooring leads you into the open concert layout featuring a large living room accented with a glass tile surround fireplace, numerous windows to let in the natural South facing light, and an artistic open brick wall. The updated kitchen has plenty of cabinet space fitted with a stainless steel appliance package including a gas stove, and thick stone countertops which waterfall down the island. There is even a dedicated dinning space that provides more than enough room to entertain dinner guests. Down the hall there is a full bath with a glass enclosed standup shower and ceiling height tile, that also has a cheater ensuite door to the spare bedroom. The primary bedroom has a private walkthrough closet with built-ins, and an ensuite bath complete with a soaker tub. Both bedrooms have large windows showcasing the greenspace in the courtyard, and the spare bedroom provide access to your second patio retreat. It doesnâ€™t stop thereâ€¦head to the

top floor where you can enjoy stunning downtown and river views from the rooftop patio area, and private garden space to grown all your fresh produce. Titled unground parking and storage, amazing location walking distance to the river, downtown, trendy shops/restaurants, parks, and so much more all in a well run building that units rarely come available in!

Built in 2009

Essential Information

MLS® #	A2224103
Price	$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	712, 712 Mcdougall Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4A2

Amenities

Amenities	Parking, Storage, Trash, Car Wash, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	The Real Estate District