113 28 Mcdougall Court NE

Calgary | Active | MLS® A2348059

$619,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2014**	**1,541.25 sq. ft.**

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Listed by RE/MAX Landan Real Estate

A closer look

Nestled within Calgary’s vibrant Bridgeland/Riverside community, this exceptional townhouse presents a rare opportunity to secure a beautifully appointed residence within a coveted location. Spanning over 1541 square feet across three stories, this towmhouse structure showcases a sophisticated blend of hardwood, ceramic tile, and plush carpet flooring, creating inviting warmth throughout. A thoughtfully designed layout unfolds, commencing with a welcoming ground floor entry and office, leading up into a bright living area enhanced by high ceilings and an elegant bar area perfect for entertainingu. groContinuing into the heart of the home, the kitchen features granite countertops, a kitchen island, and built-in features, complemented by a convenient breakfast bar for casual dining. Ascending to the upper level reveals two generously sized bedrooms, one boasting a luxurious four-piece ensuite bathroom complete with granite finishes, while the second bedroom shares a well appointed full bathroom. Laundry convenience is provided with an upper level laundry room, simplifying household chores. Outside, enjoy your morning coffee or relax with friends upon the front porch or deck, while the community provides walking/bike paths, playgrounds, schools nearby, shopping nearby, tennis court(s), street lighting, and sidewalks for leisurely strolls. With two double attached garage spaces offering secure parking, this townhouse also benefits from its proximity to trendy shops, restaurants, river pathways, and General Hospital Memorial Park-all within easy reach, making this residence a truly exceptional find. Value priced at $619,900, #113 28 McDougall Court NE. Book your private showing today!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348059
Bedrooms	2
Bathrooms	3
Year Built	2014
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,541.25 sq. ft.
Main Level Finished Area:	262.22 sq. ft.
Upper Level Finished Area:	1,279.04 sq. ft.
Condo Fee:	$467.00
Condo Fee Includes:	Reserve Fund Contributions
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1312628
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame

Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Heated Garage, Insulated, Oversized, Owned, Secured
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Mosaic Bridgeland
Community:	Bridgeland/Riverside
Amenities:	None
Appliances:	Dishwasher, Electric Oven, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Office · 13'3" × 10'6" ·
Main Floor	Entrance · 5'4" × 4'3" ·
2nd Floor	Kitchen · 17'3" × 13'6" ·
2nd Floor	Dining Room · 13'10" × 7'3" ·

2nd Floor	Living Room · 17'3" × 13'3" ·
3rd Floor	Bedroom - Primary · 14'8" × 13'10" ·
3rd Floor	Bedroom · 7'11" × 5' ·
3rd Floor	Laundry · 7'1" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-28-mcdougall-court-ne-calgary-a2348059/

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