118 28 Mcdougall Court NE

Calgary | Active | MLS® A2334309

$549,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2014**	**1,224 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Located in the desirable trendy community of Bridgeland, this modern townhome offers an incredible inner-city lifestyle just minutes from downtown. Enjoy walking access to the LRT, Bow River Pathway, East Village, NEW FLAMES ARENA/BMO CENTER, numerous bike lanes and pathways, jsut a quick stroll to the Calgary Zoo or Science Centre. This beautiful home features a bright, open-concept layout with contemporary finishes & a main floor south facing patio, with SKYLINE CITY VIEWS. The space has NEW CAPRETTING, and has been FRESHLY PAINTED THROUGHOUT!! The entire ground level garage offers a versatile space perfect for a future home office or additional living space, ideally positioned at street level for client or guest access. direct access to the OVERSIZED DOUBLE TANDEM attached garage. The second level showcases a stunning kitchen with upgraded appliances, an extra-large quartz island, & a convenient kitchen/flex room nook. The spacious dining & living areas are perfect for entertaining, with the living room opening onto a private balcony, with more CITY SKYLINE VIEWS. Upstairs, you'll find a desirable dual primary bedroom layout, with both bedrooms offering walk-in closets & full ensuites-ideal for roommates or hosting guests in comfort. The laundry room is also conveniently located on this level. This home offers the perfect blend of style, function, & location. You'll love living here! Call today to arrange a private viewing!! Value priced at $549,900, QUICK POSSESSION POSSIBLE!!. Centrally located for qucik access in any direction to commute accross the entire city, and walking distance to the almost unlimited tendy amenities that BRIDGELAND has to offer. If you work downtown, you might not even need a car!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334309
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:	1,224 sq. ft.
Main Level Finished Area:	555.74 sq. ft.
Upper Level Finished Area:	556.74 sq. ft.
Condo Fee:	$389.15
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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, Concrete
Structure Type:	Other
Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Enclosed, Garage Faces Rear, Heated Garage, Insulated, Oversized, Owned, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Mosaic Bridgeland
Community:	Bridgeland/Riverside
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Gas Water Heater, Microwave Hood Fan, None, Refrigerator, Washer, Window Coverings
Inclusions:	All appliances and window coverings
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Kitchen With Eating Area · 15'6" × 10'11" ·
Main Floor	Dining Room · 8'5" × 7'10" ·

Main Floor	Living Room · 13'8" × 10'9" ·
3rd Floor	Bedroom - Primary · 15'7" × 14'3" ·
3rd Floor	Bedroom · 14'3" × 13'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Cul-De-Sac
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Aug 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/118-28-mcdougall-court-ne-calgary-a2334309/

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Data was last updated November 23, 2026 at 06:05 AM (UTC)

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