2 821 Mcdougall Road NE

Calgary | Active | MLS® A2348766

$550,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2009**	**1,415.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

3 BEDROOMS | 3 1/2 BATHROOMS | 3-STOREY TOWNHOME | OVER 1,400 SQFT ABOVE GRADE | FULLY DEVELOPED BASEMENT | DETACHED GARAGE | PRIVATE YARD & LARGE DECK | PRIME BRIDGELAND LOCATION | Welcome to this spacious 3-storey townhome in the heart of vibrant Bridgeland, offering over 1,400 sqft above grade plus a fully developed basement. With 3 bedrooms, 3.5 bathrooms, multiple outdoor living spaces, and a detached garage, this home offers an incredible opportunity for professionals, families, or anyone looking to enjoy the convenience of inner-city living. Step inside to a bright and inviting main floor featuring hardwood flooring and a functional layout designed for both everyday living and entertaining. The kitchen features granite countertops, warm maple cabinetry, stainless steel appliances, a pantry, and additional island for extra prep space. The adjoining dining area is centred around a cozy gas fireplace and offers plenty of room to gather with family and friends. Sliding patio doors open directly onto the expansive deck and private fenced yard, creating a seamless extension of the living space and an incredible setting for summer BBQs, outdoor dining, or relaxing beneath the mature trees. A convenient 2-piece powder room completes the main level. The second floor offers two generously sized bedrooms with closets, making them ideal for family, guests, or a home office. A spacious 4-piece bathroom and conveniently located upper-level laundry complete this floor. The entire third floor is dedicated to the impressive primary retreat, providing excellent separation and privacy from the secondary bedrooms. This spacious suite features a large walk-in closet and private 4-piece ensuite. Step outside onto your own private balcony, a peaceful spot to enjoy the outdoors and city views. The fully developed basement adds valuable additional living space with a large recreation room perfect for movie nights, a home gym, games room, or play area. A full 4-piece bathroom and additional storage complete this versatile level.
Additional features include a detached single garage, visitor parking and plenty of storage. Located in one of Calgary's most desirable inner-city communities, you can enjoy Bridgeland's incredible selection of restaurants, cafés, shops, parks, playgrounds, and pathways right outside your door. With easy access to the C-Train, Bow River pathways, downtown, and major routes, this location makes commuting and enjoying the city effortless.
Perfect as your first home or for a growing family, this Bridgeland townhome combines space, outdoor living, and an unbeatable location just minutes from downtown. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348766
Bedrooms	3
Bathrooms	4
Year Built	2009
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:	1,415.55 sq. ft.
Main Level Finished Area:	445.39 sq. ft.
Upper Level Finished Area:	970.16 sq. ft.
Below Grade Finished Area:	401.63 sq. ft.
Condo Fee:	$451.87
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	End Unit, No One Below
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1010787

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Bridgeland/Riverside
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Kitchen Island, TV & TV Wall Mount in Kitchen, TV Wall Mount in Basement

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 9'2" × 6'10" ·
Main Floor	Kitchen · 13'9" × 9'1" ·
Main Floor	Dining Room · 11'8" × 11'3" ·
2nd Floor	Bedroom · 12'7" × 12'1" ·
2nd Floor	Bedroom · 12'5" × 9'5" ·
3rd Floor	Bedroom - Primary · 17'1" × 13'4" ·
Basement	Game Room · 19'5" × 11'1" ·
Basement	Furnace/Utility Room · 8'2" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Lane, Back Yard, Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-821-mcdougall-road-ne-calgary-a2348766/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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