

# \$268,000 - 2, 713 Mcdougall Road Ne, Calgary

MLS® #A2248090

**\$268,000**

1 Bedroom, 1.00 Bathroom, 595 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this well-maintained home, ideally situated in the highly sought-after Bridgeland neighborhood. Featuring an inviting open floor plan, this property offers a large assigned storage space conveniently located near the unit, low condo fees, and a dedicated parking stall. The stylish kitchen is upgraded with modern cabinetry and appliances, complemented by a dining area perfect for entertaining. A spacious living room, a primary bedroom, and a 4-piece bath complete this functional layout. Recent upgrades include: brand-new vinyl flooring and fresh paint. Condo corporation upgrades include: a new roof (2020), along with a new water tank, boiler, water softener, and water filters for all units (2022). Perfectly located just steps from downtown, youâ€™ll be immersed in Bridgelandâ€™s vibrant community, surrounded by trendy shops, lush parks, and top-tier amenities. Donâ€™t miss this opportunityâ€”book your private showing today!

Built in 1989

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2248090  |
| Price      | \$268,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 595               |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2, 713 Mcdougall Road Ne |
| Subdivision | Bridgeland/Riverside     |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2E 4Z9                  |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Hot Water                                                           |
| Cooling           | None                                                                |
| # of Stories      | 2                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 22                |
| Zoning         | M-C1              |

### Listing Details

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