



## 27 Mcdougall Court Calgary Alberta

\$429,900

Warm & inviting 2 bedroom, 1.5 bath townhome located in historic Bridgeland! The main level presents hardwood floors showcasing the living room with cozy corner fireplace. Just a few steps away, is the kitchen with plenty of counter space, crisp white cabinets, stainless steel appliances (including a new stove in 2022), built-in computer desk, casual eating area & access to a private balcony. Completing the main level is a 2 piece bath/laundry room. The second level hosts 2 bedrooms & a 4 piece bath. The spacious primary bedroom with vaulted ceiling includes double closets. The lower level includes a flex space, perfect for a home office setup or additional storage space. Other notable features include central air conditioning (2022), new carpet (2024), replacement of Poly B with PEX (2024), newer furnace & HWT (2021), single attached garage replacement of garage door & opener (2014) & shingles (2013). This lovely townhome is located walking distance to shops & restaurants in beautiful Bridgeland & close to parks, schools, shopping, public transit, Bow River pathways, the Calgary Zoo, mere minutes to downtown & has easy access to Memorial Drive, Edmonton & Deerfoot Trails. (id:6769)

Foyer 8.58 Ft x 4.67 Ft  
Other 10.75 Ft x 9.92 Ft  
Kitchen 11.75 Ft x 8.08 Ft  
Dining room 9.75 Ft x 7.17 Ft  
Laundry room 5.08 Ft x 3.33 Ft

Living room 15.25 Ft x 10.92 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 12.92 Ft x 12.00 Ft  
Bedroom 12.92 Ft x 10.25 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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