

# \$435,000 - 301, 825 Mcdougall Road Ne, Calgary

MLS® #A2242951

**\$435,000**

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

**\*\*\*NEW PRICE\*\*\*** This top-floor 2 bed, 2 bath condo offers 878 sq. ft. of stylish living space in a boutique residence that is impeccably maintained and peacefully quiet. Recently renovated with modern finishes, the unit features an open layout, in-suite laundry, and plenty of natural light. Heated indoor parking is included.

Nestled on a calm street just minutes from the C-Train, river pathways, and downtown, this location is a dream for professionals, young families, and bike commuters alike. Bridgeland blends European charm with everyday convenience - walk to schools, parks, daycares, cafes, boutiques, and some of Calgary's best restaurants along 1st Ave. With tennis, basketball, and soccer courts just around the corner, this is inner-city living at its best. Come experience the cozy, connected lifestyle that makes Bridgeland so special. **\*\*\*please view our virtual tour\*\*\***

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242951  |
| Price          | \$435,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 878       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2006              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 301, 825 Mcdougall Road Ne |
| Subdivision | Bridgeland/Riverside       |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2E 5A5                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Secured Parking, Visitor Parking |
| Parking Spaces | 11                               |
| Parking        | Parkade, Underground             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 3                                                                                            |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 32              |
| Zoning         | M-C1            |

### Listing Details

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