

# \$1,125,000 - 835 Mcdougall Road Ne, Calgary

MLS® #A2236205

**\$1,125,000**

3 Bedroom, 2.00 Bathroom, 1,086 sqft  
Residential on 0.14 Acres

Bridgeland/Riverside, Calgary, Alberta

MC1 Zoned lot with Bi level house on it in the most desired Bridgeland community. Ready for construction. Comes with approved development plan for a 4-plex with legal suites.

An Entrepreneur can start the construction tomorrow. All permits, including the building permit, are in place.

Each of the four above-grade units offers approximately 1,850 sq ft of thoughtfully designed living space. Rear lane access provides four dedicated parking spots. Located just steps from downtown, this property offers unmatched walkability to shops, restaurants, transit, and every essential amenity. A rare turnkey opportunity in a highly desirable location. The 3D pictures are from the other similar project under construction.

Built in 1949

## Essential Information

MLS® #	A2236205
Price	\$1,125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### Community Information

Address	835 Mcdougall Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5A5

### Amenities

Parking Spaces	4
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, See Remarks
Foundation	Brick/Mortar

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	20
Zoning	MC-1

### Listing Details

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