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## 648 MCDUGALL ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
33794


**MLS ID:**  
A2282170

**\$1,525,000**



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 648 Mcdougall Road NE, Calgary , Alberta T2E4Z7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 83
<b>Zoning</b> M-C2	<b>Subdivision</b> Bridgeland/Riverside	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2018	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Multi Family	<b>Legal Plan</b> 1710146	<b>Building Area (Sq. Ft.)</b> 3810.00
<b>Building Area (Sq. M.)</b> 353.96	<b>Lot Size (Sq. Ft.)</b> 1972	<b>Lot Size (Acres)</b> 0.05
<b>Construction Type</b> Concrete,Metal Siding ,Stucco	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Electric</b> 200 Amp Service	<b>Heating</b> Boiler,In Floor,Natural Gas	<b>Lot Features</b> Back Lane,Backs on to Park/Green Space,Level
<b>Access to Property</b> Paved Road	<b>Inclusions</b> 4 stove, 4 fridge, 4 washer, 4 dryer, 4 hood fan, 4 dishwasher, all furniture	<b>Restrictions</b> See Remarks
<b>Reports</b> Call Lister,Title		

Excellent Bridgeland location, steps to neighbourhood amenities including pubs, restaurants, and local shops, and a short walk to downtown. This outstanding four-unit, purpose-built revenue building offers exceptional long-term rental strategies. Constructed in 2018 to a high standard, it features full concrete construction with concrete floors and concrete exterior walls on all levels, plus a low-maintenance stucco and metal exterior. Designed for durability and convenience, the property offers two stairwells (front and back) with metal stairs and railings. Three above-grade units include balconies with downtown views and in-floor heat. Each of the four suites is nearly 1,000 sq. ft., featuring modern industrial/loft-style floor plans and a full appliance package including in-suite laundry (washer/dryer), dishwasher, stove, and refrigerator. The top-floor unit stands out with vaulted ceilings and air conditioning. Building mechanical is top of the line and well maintained. Nearly 4,000 sq. ft. of developed revenue rentable space makes this an excellent revenue property. It could also suit a multi-generational living configuration. Condo-titled units add further possibilities for ownership and future flexibility.

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