

609 Mckinnon Drive NE
Calgary, Alberta

MLS # A2252774



\$429,900

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,154 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Outside		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: All chattels <as is>

Only minutes to neighbourhood schools, Barlow Trail & downtown is this lovely semi-detached home in the popular family community of Mayland Heights. Available for quick possession, this 3 bedroom two storey half-duplex enjoys hardwood floors & eat-in kitchen, 1.5 bathrooms, big fenced West backyard & views of the downtown skyline. Original owner of this spacious & comfortable home, which offers a great floorplan featuring sunny living room with hardwood floors, which leads into the bright kitchen with pantry, white appliances & views of the backyard. Hardwood floors in the 3 upstairs bedrooms…all with good-sized closets. Between the bedrooms is a full bathroom with shower/tub combo & large closet for your linens & towels. The unspoiled lower level has your laundry area & super potential for future living space. The West backyard is fully fenced & landscaped with gardens, with a gate to the back alley where there is ample room for a parking pad or to build a future garage. Roof shingles were replaced in 2012, furnace @ 2010 & water tank @ 2004. The perfect home for the first-time homeowner, young family or investment, here in this prime location ideally located with quick & easy access to both Memorial Drive & the TransCanada Highway, taking you to Deerfoot Trail, shopping & transit, Telus Spark Science Centre & Calgary Zoo, downtown & beyond!