

611 Meota Road NE  
Calgary, Alberta

MLS # A2278952



**\$599,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

A truly rare find in the heart of Mayland Heights—this legally suited bungalow is the kind of opportunity investors and savvy buyers wait for. With two fully self-contained units, this property offers immediate income potential in one of Calgary’s most established and centrally located communities. Just steps from green spaces, off-leash parks, walking paths, and transit, and only a 10-minute drive to downtown, this is a location that consistently attracts quality tenants and long-term value. The upper suite features a bright and spacious layout with three generous bedrooms, a full 4-piece bath, a large living room with space for a home office, and a kitchen with an inviting eating area. The lower suite is equally appealing, boasting oversized windows that flood the space with natural light, two bedrooms, a comfortable living room, a full bath, and its own kitchen with dining area. Both units are equipped with in-suite laundry for added convenience. Out back, the southwest-facing yard includes a parking pad—an added bonus for tenants or owners alike. Whether you’re looking to house-hack by living up and renting down, or add a high-demand, cash-flowing property to your portfolio, this home delivers flexibility, income, and long-term upside. Properties like this in Mayland Heights rarely come to market—don’t miss your chance to secure exceptional value in a proven investment location.