

2123 Mackay Road NW
Calgary, Alberta

MLS # A2197817



\$659,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this fantastic development opportunity in the heart of Montgomery. 2 infills are possible with lot being more than 13.5 meters wide in middle and 68 feet of frontage. Property is walking distance to University District, the UofC, Children's Hospital and 10 minute drive downtown. Great chance for a first time homebuyer, or an investment property and hold for a few years before you redevelop the land. Main floor is recently painted and sizable at ~1,000 sq ft with a large kitchen area and laminate floors throughout the main floor. Kitchen flows through to front living room with large windows looking east. 2 bedrooms + 4 piece bathroom completes the main floor. Lower level has 1 large bedroom + storage room leading to 4 piece bathroom and open kitchen with living area. Shared laundry is also located in the basement. Double detached garage (22x22) with a west facing backyard. Roof was replaced in 2024. Book a showing today!