

\$630,000 - 256 Mckinnon Place Ne, Calgary

MLS® #A2156917

\$630,000

4 Bedroom, 3.00 Bathroom, 1,368 sqft

Residential on 0.09 Acres

Mayland Heights, Calgary, Alberta

This is one gem not to be missed! Located in the beautiful inner-city community of Mayland heights, this, 4 level split with over 2400sq feet of developed space is a MUST SEE!! On the main level you will find gleaming hardwood and tile floors throughout, spacious living room, dining room, kitchen with an abundance of natural light. Step through the patio door which leads onto a oversized balcony facing the city and mountains. Enjoy the spectacular panoramic views while watching the sunset. Upstairs features 3 good size bedrooms, one of which is the large primary bedroom with 3pc en-suite with, his and her closets. You will Love the Spacious 3rd Level Development featuring a Large Family Room with Brick Faced Wood Burning Fireplace, additional bedroom with 3-piece bathroom and a multipurpose laundry room area which could be set up as a spice kitchen. 3rd level could be turned into a 1 bedroom suite .Step through the double French doors to enter a beautiful Solarium with a HOT TUB which can be enjoyed year-round. Could be set up to be a gym or office Updates are High efficient furnace 2014, with CENTRAL AIR, Hot water tank 2024, roof shingles 2014, 3 pane windows in primary bedroom and dining room 2018. The fully fenced private rear yard making it perfect for entertaining a BBQ or to just to sit and relax on the deck. The oversized double attached garage offers extensive storage without sacrificing indoor parking space There is additional storage in



the large crawl space. Located in a quiet cul-de-sac and close to all amenities and public transportation, within close proximity to PARK, PLAYGROUND, DOWNTOWN, DEERFOOT, TRANSIT, SHOPPING, SCHOOLS makes this an OPPORTUNITY you WILL NOT want to miss .

Built in 1979

Essential Information

MLS® #	A2156917
Price	\$630,000
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	256 Mckinnon Place Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7B9

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Oversized

Interior

Interior Features	Crown Molding, French Door, Hardwood Floorplan
Appliances	Central Air Conditioner, Dishwasher, Humidifier, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full



Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Paved, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 28th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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