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

MLS® #A2156917

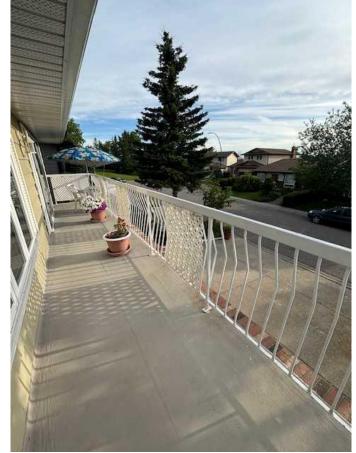
### \$630,000

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 Do

Floorplan

Appliances Central Air Conditioner, Dish

Humidifier, Refrigerator, Was

Heating High Efficiency, Forced Air, N

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Brick Facing, Family Room, \

Has Basement Yes

Basement Crawl Space, Finished, Full



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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

