

# \$474,900 - 621 Mckinnon Drive Ne, Calgary

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MLS® #A2157319

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.08 Acres

Mayland Heights, Calgary, Alberta

Amazing investment property located in the sought-after community of Mayland Heights! This semi-detached property offers just over 1,000 sq ft of freshly-painted living space, with 3 bedrooms and 1 bathroom upstairs and a cozy front living room filled with natural light. The basement is a fully-developed 2-bedroom, 1-bathroom illegal suite, complete with separate entry and kitchenette - ideal for generating rental income or accommodating extended family. Stepping outside into the private backyard, this is the perfect space for gardening and relaxing. The property features a single detached garage with ample storage space. Experience inner-city living just minutes from transit, downtown, schools, shopping amenities, playgrounds, and walking paths.



Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2157319    |
| Price          | \$474,900   |
| Sold Price     | \$486,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,003       |
| Acres          | 0.08        |
| Year Built     | 1967        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Bungalow, Side by Side |
| Status   | Sold                   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 621 Mckinnon Drive Ne |
| Subdivision | Mayland Heights       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E6A4                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Alley Access, On Street, Single Garage Detached |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Walk-In Closet(s)                                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Suite                                                                                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stucco, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 17th, 2024   |
| Date Sold      | September 8th, 2024 |
| Days on Market | 22                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                  Royal LePage Solutions

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