

\$629,900 - 2308 Munro Drive Ne, Calgary

MLS® #A2170179

\$629,900

5 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

Unlock the perfect blend of comfort and income with this 5 bedroom suited bungalow in Mayland Heights. Occupying nearly 2,300 in total sqft, this smart investment aims to offset your mortgage payments with an additional \$25,000+ in annual rental revenue! Discover the charm of original hardwood floors, exposed beams, stone feature wall and wood burning fireplace. An open + inviting kitchen showcases newer appliances and a massive window over the sink while the spacious dining area is capable of hosting those holiday gatherings with family. A complete overhaul has just been finished up in the main bathroom and you will reap the benefits of everything: walk-in shower dressed in Italian tile, sleek quartz counters and stylish fixtures. Venture over to the primary bedroom to appreciate the overall size, walk-in closet and 2 piece bathroom. Two additional ready to move into bedrooms round out the main level as we transition downstairs. An open concept haven awaits you or your rental guests: LVP flooring, pot lighting, corner fireplace + secondary kitchen with granite counters. You are sure to admire the flow in this lower level as there is room for living + dining areas along with two separate bedrooms + bathroom. With a private entrance, this [illegal] suite provides a great safety net for the monthly budget so you can live with peace of mind. Outside you have a single garage plus carport, storage shed, vegetable garden with raspberry bush, sitting area, loads of green space plus front + back



underground sprinklers. The owners have just invested \$21,000 replacing the roof and want to also note the recent upgrades of the windows, hot water tank, appliances + garage roof over the last 5 years. A central location close to community schools, playgrounds, shopping, grocery, pubs, Deerfoot trail and 16th Ave while being a short 10 minutes into the downtown core. Finally an income property fit for your needs. Come visit us this weekend!

Built in 1965

Essential Information

MLS® #	A2170179
Price	\$629,900
Sold Price	\$652,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2308 Munro Drive Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5Y9

Amenities

Parking Spaces	2
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Parking	Single Garage Detached, Carport
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Interior

Interior Features	Beamed Ceilings, High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage, Uncovered Courtyard
Lot Description	Back Lane, Front Yard, Interior Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 22nd, 2024
Days on Market	19
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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