

\$474,900 - 161 Mckinnon Crescent Ne, Calgary

MLS® #A2177634

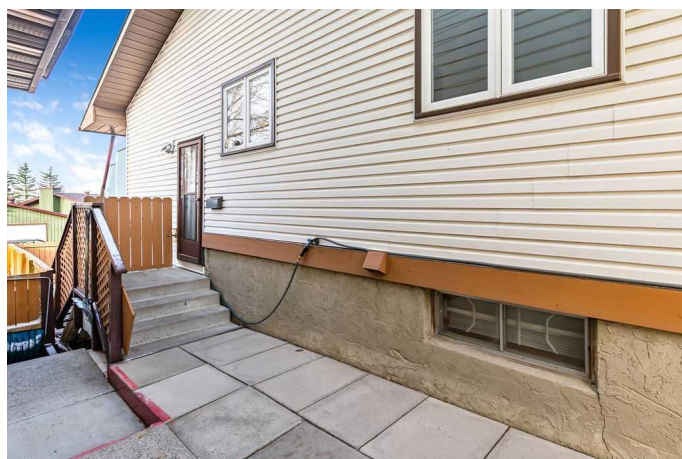
\$474,900

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.06 Acres

Mayland Heights, Calgary, Alberta

Situated in the highly sought-after inner-city community of Mayland Heights, pride of ownership is evident throughout this charming 3-bedroom, 2-bathroom walk-out bungalow which offers a well-designed layout and an abundance of natural light. The main level features an inviting living room with a gas fireplace, creating a cozy atmosphere for both everyday living and entertaining. Adjacent to the living room, a west-facing vinyl deck provides an ideal space for BBQ'ing and outdoor relaxation while taking in amazing sunset views. The spacious kitchen offers ample cabinetry for storage, and wonderful counter space making meal prep a breeze. The upper floor also includes three generously sized bedrooms, including a bright and airy primary suite, and a lovely 3-piece bathroom. The lower level walk-out offers additional living space, with a large family room that's perfect for a home theater, playroom, hobby area or all 3 combined. It also includes a versatile "flex" room that can easily serve as an office, gym, or guest room. A 3-piece bathroom and two spacious storage rooms, including one with laundry, add extra convenience to the lower level. The west-facing backyard is designed for outdoor enjoyment, featuring a covered lower patio for additional eating or seating, a large garden area for veggies and/or flowers, and a detached insulated workshop/shed—ideal for DIY projects, extra storage, or a creative workspace. The home is adjacent to a



greenspace and playground, offering a peaceful, family-friendly setting. The home's location is unbeatable, with easy access to schools, shopping, restaurants, coffee shops, the Zoo, Telus Spark, beautiful Bow River pathways, and major roadways. Plus, downtown Calgary is just a short drive or bike ride away. This home and community truly offers the best of both worlds: a quiet retreat with wonderful amenities, shops, greenspaces close by and is an excellent choice for those seeking a quiet neighborhood with quick access to the city. Don't miss the chance to make it yours!

Built in 1979

Essential Information

MLS® #	A2177634
Price	\$474,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	161 Mckinnon Crescent Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7B6

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), No Animal Home
Appliances	Built-In Electric Range, Dishwasher, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 13th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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