

609 Mckinnon Drive NE  
Calgary, Alberta

MLS # A2252774



**\$429,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, On Street, Outside		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage		

**Inclusions:** All chattels <as is>

Only minutes to neighbourhood schools, Barlow Trail & downtown is this lovely semi-detached home in the popular family community of Mayland Heights. Available for quick possession, this 3 bedroom two storey half-duplex enjoys hardwood floors & eat-in kitchen, 1.5 bathrooms, big fenced West backyard & views of the downtown skyline. Original owner of this spacious & comfortable home, which offers a great floorplan featuring sunny living room with hardwood floors, which leads into the bright kitchen with pantry, white appliances & views of the backyard. Hardwood floors in the 3 upstairs bedrooms&hellip;all with good-sized closets. Between the bedrooms is a full bathroom with shower/tub combo & large closet for your linens & towels. The unspoiled lower level has your laundry area & super potential for future living space. The West backyard is fully fenced & landscaped with gardens, with a gate to the back alley where there is ample room for a parking pad or to build a future garage. Roof shingles were replaced in 2012, furnace @ 2010 & water tank @ 2004. The perfect home for the first-time homeowner, young family or investment, here in this prime location ideally located with quick & easy access to both Memorial Drive & the TransCanada Highway, taking you to Deerfoot Trail, shopping & transit, Telus Spark Science Centre & Calgary Zoo, downtown & beyond!