



2123 Mackay Road Calgary Alberta

\$699,900

Welcome to this fantastic development opportunity in the heart of Montgomery. 2 infills are possible with lot being more than 13.5 meters wide in middle and 68 feet of frontage. Property is walking distance to University District, the UofC, Children's Hospital and 10 minute drive downtown. Great chance for a first time homebuyer, or an investment property and hold for a few years before you redevelop the land. Main floor is recently painted and sizable at ~1,000 sq ft with a large kitchen area and laminate floors throughout the main floor. Kitchen flows through to front living room with large windows looking east. 2 bedrooms + 4 piece bathroom completes the main floor. Lower level has 1 large bedroom + storage room leading to 4 piece bathroom and open kitchen with living area. Shared laundry is also located in the basement. Double detached garage (22x22) with a west facing backyard. Roof was replaced in 2024. Book a showing today! (id:6769)

Bedroom 11.75 Ft x 10.50 Ft

Kitchen 11.75 Ft x 10.50 Ft

3pc Bathroom 5.33 Ft x 7.58 Ft

Storage 9.67 Ft x 7.50 Ft

Family room 10.75 Ft x 11.83 Ft

Living room 12.75 Ft x 11.75 Ft

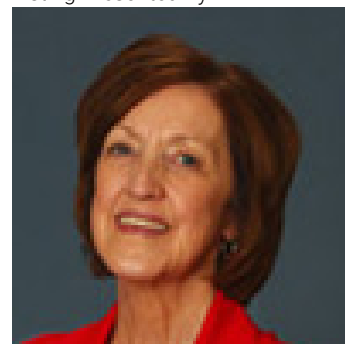
Primary Bedroom 12.83 Ft x 11.75 Ft

4pc Bathroom 8.50 Ft x 5.42 Ft

Bedroom 9.75 Ft x 8.67 Ft

Other 14.83 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.



CIR

REALTY

149 West Lakeview Point , Calgary,
AB,

Phone: 403-585-5270
cawarawa@shaw.ca