



## 2308 Munro Drive Calgary Alberta

\$629,900

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 in...

Recreational, Games room 30.75 Ft x 25.92 Ft

Bedroom 13.67 Ft x 12.25 Ft

Bedroom 10.50 Ft x 9.33 Ft

4pc Bathroom 10.75 Ft x 4.83 Ft

Storage 4.67 Ft x 7.75 Ft

Furnace 9.50 Ft x 11.17 Ft

Dining room 9.25 Ft x 7.67 Ft

Primary Bedroom 15.25 Ft x 12.00 Ft

2pc Bathroom 4.58 Ft x 4.67 Ft

Bedroom 14.58 Ft x 9.08 Ft

Bedroom 9.50 Ft x 9.33 Ft

3pc Bathroom 4.92 Ft x 9.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

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Kitchen 12.08 Ft x 14.83 Ft  
Foyer 4.25 Ft x 11.00 Ft  
Living room 18.83 Ft x 12.17 Ft