



## 2119 Milne Drive Calgary Alberta

\$649,900

ATTENTION INVESTORS!!! This spacious 5-bedroom, 2-bathroom bungalow offers over 2000 square feet of well-designed living space, perfectly situated on a generous lot with a sunny south-facing yard. The main floor features a bright, open-concept layout with large windows, durable LVP flooring, and a cozy wood burning fireplace. You'll love the modern kitchen, complete with stainless steel appliances, granite countertops, a large island, and a convenient pantry. The main level boasts three good sized bedrooms, a renovated full bathroom, and its own dedicated laundry. A separate entrance leads to the fully finished basement suite (illegal), offering two additional large bedrooms, a second full kitchen, separate laundry, and an expansive living area--ideal for extended family or potential rental income if desired. This turnkey investment property includes ample off-street parking, with a front driveway and space for two vehicles in the back, plus a large yard perfect for outdoor enjoyment. Located in the desirable community of Mayland Heights, this home is close to schools, grocery store, public transit along with quick access Memorial Drive, Deerfoot Trail, and a quick commute to downtown Calgary. (id:6769)

Living room 11.58 Ft x 19.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.17 Ft x 10.92 Ft

Primary Bedroom 9.25 Ft x 15.92 Ft

Kitchen 11.17 Ft x 10.50 Ft

Living room 18.67 Ft x 21.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.33 Ft x 8.17 Ft

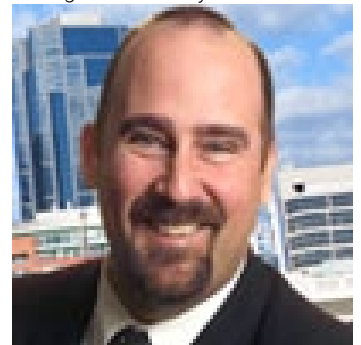
Bedroom 10.08 Ft x 9.08 Ft

Primary Bedroom 10.17 Ft x 11.17 Ft

Dining room 9.67 Ft x 9.83 Ft

Kitchen 13.67 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca