



GRASSROOTS
REALTY GROUP

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14, 1615 Mcgonigal Drive NE
Calgary, Alberta

MLS # A2237456



\$325,000

Division:	Mayland Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	911 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Interior Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover the charm of Mayland Heights with this fully renovated 2-story condo townhouse, perfectly situated just minutes from downtown Calgary. This move-in-ready home has been meticulously updated, featuring a modern kitchen with sleek cabinetry, deep drawers, new countertops, a stylish backsplash, and a premium deep stainless steel sink with updated fixtures, complemented by brand-new stainless steel appliances, including an over-the-stove microwave, and a spacious pantry. The interior shines with fresh paint, new Vinyl Plank flooring on the main level, plush new carpet upstairs, all-new light fixtures, and blinds for a contemporary touch. Upstairs, two spacious bedrooms await, including a primary suite with a covered balcony offering stunning city views, large enough for a king-size bed, and a generous second bedroom ideal for guests or a home office. Enjoy the luxury of a brand-new 4-piece bathroom upstairs and a new 3-piece bathroom in the finished basement, which features a large rec room with a newly installed egress window, perfect for a home theater, gym, or extra living space. Recent upgrades include a new hot water tank (2025), upper windows and doors (2024, by Condo Corp), a newer furnace (2017), and a private, newly sodded yard with a modern cedar fence. Ideally located, this home is steps from public transit (one bus to C-Train), a short bike ride to downtown, or a leisurely walk to the Calgary Zoo, Walking distance to Schools, shopping center, Neighborhood Pub plus more amenities offering the best of inner-city living. With assigned parking right outside your unit, this vibrant community gem is a rare find. Call your favorite realtor today to book a private showing and see it for yourself! Thank you for viewing.

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