



GRASSROOTS
REALTY GROUP

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153 Mckinnon Crescent NE
Calgary, Alberta

MLS # A2244098



\$595,000

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	5 Level Split, Attached-Side by Side		
Size:	1,383 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage, Vinyl Windows		

Inclusions: n/a

Welcome to this unique and spacious 5-level split semi-detached home nestled in the established community of Mayland Heights. Offering over 1800 sq/ft of developed living space, this 3-bedroom, 3-bathroom home backs directly onto green space with a small playground, providing privacy, and beautiful views year-round. Step inside and be greeted by a warm and inviting main level featuring beautiful custom kitchen cabinetry, ample counter space, and a functional layout that flows into the dining area. Just a few steps up, you'll find a bright and spacious living room anchored by a charming wood-burning fireplace, and access to a large, rear facing deck - a perfect spot to relax or entertain! The 4th level includes the two generous-sized spare bedrooms, perfect for kids, guests, or a home office. The top floor hosts the massive primary bedroom including a 5 piece suite, generous closet space, and more great views of the city! The lower level boasts a huge walkout basement, offering direct access to the backyard and green space. A single attached garage provides year-round convenience and additional storage. Located on a quiet street in a well-established, family-friendly community this home enjoys quick access to downtown, Deerfoot Trail, schools, parks, and shopping, all while living in one of Calgary's most underrated inner-city neighborhoods. This versatile and well-cared-for home offers both space and setting—don't miss out!