



**GRASSROOTS**  
REALTY GROUP

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**1123 Mckinnon Drive NE**  
**Calgary, Alberta**

**MLS # A2251319**



**\$1,598,895**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,968 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** 6 Fridges, 6 Stoves,

1123 McKinnon Drive NE | Excellent Investment Opportunity! | Legal 6-Plex | All Six Units Are Spacious Two Bedroom Apartments, Each Designed In a Bi-Level Style With The Bedrooms Located On The Lower Level For Privacy | Main Level Offers A Bright, Functional Layout With Kitchen, Living/Dining Area Leading To Private Balconies | Each Unit Includes Its Own In-Suite Laundry, A Highly Sought-After Feature For Tenants | Each Unit Has Its Own Meter | Three Car Garage Included, As Well As RV Parking | Excellent Connectivity Via Deerfoot Trail, 16 Avenue, Barlow Trail, & Nearby LRT Stations, With A 9 Minute Drive Or 15 Minute Transit Ride To Downtown | Abundant Green Spaces: Crossroads Park, Bottomland Park, Tom Campbell's Hill Natural Park, Nose Creek Pathways, Bow River Pathways, & Deerfoot Athletic Park | Nearby Shopping Options Include Marlborough Mall, Sunridge Mall, Costco and T & T Supermarket | Trendy Shops, Cafes & Restaurants In Popular East Village Just Minutes Away | Students Have Three Excellent Schools Close By; Mayland Heights Elementary, Belfast Elementary, & Sir John Franklin Junior High.