



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2119 Mackid Crescent NE
Calgary, Alberta

MLS # A2271952



\$639,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance L		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: OUTDOOR SWING, VACU-FLO & ATTACHMENTS

Nestled in Mayland's sought after desirable Mackid Crescent looking out to an open park like setting, tranquility in a inner city location. The strong curb appeal makes this home so welcoming, with brick facing, vinyl windows, poured walks & maintenance free fencing all around the property. Upon entering the front foyer it offers plenty of room & closet space. The living room & dining room offer an open concept . The sculpted ceilings & brick wood burning fireplace give it a warm inviting feel. Hardwood under carpet, other than kitchen & bath. The kitchen upgrade was planned with functionality & fantastic cabinet space. Pull out pot drawers, pantry, 2 lazy susan's & ample counter space with Built in China cabinet in oak finish & glass. Large window & Double kitchen sink which looks out to the entire back yard. 3 bedrooms in total. The main floor flex room can be converted back to a primary bedroom & the patio doors go out to a maintenance free vinyl plank deck with a crank out Awning. The main bath has a double walk in shower A spacious vanity with ample storage . The lower level is fully developed with a 3rd bedroom, a den/office, 3 piece bath & large family room. There is a spacious cold room with built in shelving. The furnace was replaced with high efficient in 2019 along with the hot water tank & humidifier. The south back yard has a patio with gas line for barbecuing & a garden awaiting your green thumb or just relax & enjoy your privacy. Double heated garage with double doors open to paved back alley. The shingles on the home & garage replaced in 2019. The home has added insulation value as siding was placed over original stucco. Walking distance to Middle school, Elementary & French immersion. Devry is also close by. Bus located 5 mins. walk away, also shopping & medical clinic & restaurant's. LRT, Downtown, Hospital, Zoo, Telus Spark

Science, & bike path make this community a charm. TransCanada, Barlow Trail, Deerfoot Trail & Memorial Drive access.