



611 Meota Road NE  
Calgary, Alberta

MLS # A2278952



**\$599,900**

**Division:** Mayland Heights

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,032 sq.ft. **Age:** 1965 (61 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Lane, Back Yard, Front Yard, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Tile, Wood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, See Remarks

**Inclusions:** N/A

A truly rare find in the heart of Mayland Heights—this legally suited bungalow is the kind of opportunity investors and savvy buyers wait for. With two fully self-contained units, this property offers immediate income potential in one of Calgary's most established and centrally located communities. Just steps from green spaces, off-leash parks, walking paths, and transit, and only a 10-minute drive to downtown, this is a location that consistently attracts quality tenants and long-term value. The upper suite features a bright and spacious layout with three generous bedrooms, a full 4-piece bath, a large living room with space for a home office, and a kitchen with an inviting eating area. The lower suite is equally appealing, boasting oversized windows that flood the space with natural light, two bedrooms, a comfortable living room, a full bath, and its own kitchen with dining area. Both units are equipped with in-suite laundry for added convenience. Out back, the southwest-facing yard includes a parking pad—an added bonus for tenants or owners alike. Whether you're looking to house-hack by living up and renting down, or add a high-demand, cash-flowing property to your portfolio, this home delivers flexibility, income, and long-term upside. Properties like this in Mayland Heights rarely come to market—don't miss your chance to secure exceptional value in a proven investment location.