



GRASSROOTS
REALTY GROUP

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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
Floors:	Laminate, Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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.