



2103 Milne Drive NE
Calgary, Alberta

MLS # A2286372



\$665,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, On Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Vinyl Windows		

Inclusions: Call Seller Directly

Click brochure link for more details. Prime Mayland Heights Investment Opportunity & Mortgage Helper Included Welcome to this renovated home in one of Calgary's most connected communities. Perfectly positioned for city living, this property offers incredible value as both a family residence and smart investment. This beautifully renovated home features a brand new roof and fence, offering peace of mind for years to come. The thoughtfully designed layout includes a spacious upstairs living area ready for you to move into, while the fully legal basement suite provides immediate rental income as your mortgage helper. Income Potential The basement LEGAL suite is currently tenanted, generating cash flow from day one. With separate laundry facilities, a private entrance for basement tenants, and dedicated parking, this setup maximizes privacy and convenience for both levels. Location & Connectivity Situated in the heart of Mayland Heights with unbeatable access to major routes including Deerfoot Trail, 16th Avenue, Memorial Drive, and Barlow Trail. Your commute just got easier. Steps from Barlow LRT for seamless downtown access, and surrounded by schools, grocery stores, and essential amenities, all within walking distance. Outdoor Living The expansive backyard provides endless possibilities for gardening, entertaining, future development, or simply enjoying Calgary's summer evenings.