



**619 Merrill Drive NE
Calgary, Alberta**

MLS # A2287914



\$284,900

Division:	Winston Heights/Mountview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: All window coverings

END UNIT Townhouse Backing Onto Greenspace! Great Opportunity Under \$300,000! Discover this charming end-unit townhouse offering over 1,000 sq. ft. of living space and a prime location backing onto peaceful greenspace. Priced attractively under \$300,000, this home offers a fantastic opportunity for buyers ready to undertake a full renovation and customize the space to their personal tastes. The main floor boasts a spacious living room with plenty of natural light, a generously sized dining area perfect for family gatherings, and a kitchen that opens onto a private patio overlooking the serene greenspace. A convenient 2 piece bathroom completes this level. Upstairs features 3 large bedrooms and a roomy 4-piece bathroom, providing comfortable living quarters. The basement offers ample space for future development to suit your needs. Additional perks include backing onto George P. Vanier School (grades 6-9), which offers regular, early, and late French immersion programs. The complex is undergoing upcoming improvements, including a new roof and siding, ensuring long-term peace of mind. Parking is convenient, located just outside the back door with a plug-in, and the unit features a gas BBQ hookup. Enjoy an active lifestyle with proximity to the Nose Creek Pathway, two nearby bus stops, an outdoor rink, off-leash dog area, and The Winston Golf Club which is all just steps away. This townhouse combines potential, location, and affordability!!