



**2123 Mackay Road NW  
Calgary, Alberta**

**MLS # A2141254**



**\$689,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** R-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, No Smoking Home, Separate Entrance

**Inclusions:** basement fridge, stove,

PRICE DROP JULY 22! Welcome to a superb development opportunity in the heart of Montgomery. 2 infills is possible with lot being more than 13.5 meters wide in middle. Property is walking distance to University District, the UofC, and 10 minute drive to downtown. Great chance for a first time buyer, or and investment and hold for a few years before you redevelop the land. Main floor is sizable at ~1,000 sq ft with a large kitchen area that could have an island. Laminate floors throughout the entire main floor (except bathroom). Kitchen flows through to front living room with large windows looking east. 2 bedrooms + 4 piece bathroom. Shared laundry in the basement. Lower level has 1 large bedroom + storage room leading to 4 piece bathroom. Huge kitchen and living area like the main floor. Double garage (22x22) with a west facing backyard.