



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

808 Mcneill Road NE
Calgary, Alberta

MLS # A2185549



\$2,499,000

Division:	Mayland Heights		
Type:	Multi-Family/Row/Townhouse		
Style:	Attached-Side by Side, Bi-Level		
Size:	7,497 sq.ft.	Age:	1970 (55 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad, Stall		
Lot Size:	0.28 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: NONE

This exceptional 8-unit property, featuring three bedrooms and two full bathrooms in each unit, is nestled in the charming community of Mayland Heights, just a 10-minute drive from Downtown Calgary. The property is expected to generate an annual income of \$202,800. Currently, all units are already rented at a monthly rate of \$16,500 with the extensive renovation, both inside and out, using premium materials and finishes. Each of the 8 units has been completely overhauled, featuring new floors, appliances, kitchens, and overall finishes, including new gas furnaces on all units. Each unit boasts a two-level layout: the first floor comprises a living room and a potential dining area with an attached balcony. Unit layout: the first floor comprises a living room, a potential dining area with an attached balcony, a kitchen, a full bathroom, and a bedroom. In the basement, each unit includes two bedrooms and one bathroom. The complex has four units measuring approximately 888 sqft, while the other 4 are around 985 sqft. Units of 888 sqft have stacked laundry in the bathroom, while the 985 sqft units have a separate utility room for laundry. Every unit has been meticulously designed with a neutral, modern, and open concept, carefully selecting everything from colours to lighting. The property's exterior has also received a comprehensive upgrade, featuring new pot lights, fresh paint, and refinished balconies. The street offers breathtaking views of downtown Calgary, adding to its overall allure. Tenants will be responsible for covering all utilities."