



**GRASSROOTS**  
REALTY GROUP

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**2123 Mackay Road NW**  
**Calgary, Alberta**

**MLS # A2197817**



**\$680,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	1954 (71 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, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this fantastic development opportunity in the heart of Montgomery. 2 infills are possible with lot being more than 13.5 meters wide in middle and 68 feet of frontage. Property is walking distance to University District, the UofC, Children's Hospital and 10 minute drive downtown. Great chance for a first time homebuyer, or an investment property and hold for a few years before you redevelop the land. Main floor is recently painted and sizable at ~1,000 sq ft with a large kitchen area and laminate floors throughout the main floor. Kitchen flows through to front living room with large windows looking east. 2 bedrooms + 4 piece bathroom completes the main floor. Lower level has 1 large bedroom + storage room leading to 4 piece bathroom and open kitchen with living area. Shared laundry is also located in the basement. Double detached garage (22x22) with a west facing backyard. Roof was replaced in 2024. Book a showing today!