

11, 1615 McGonigal Drive NE
Calgary, Alberta

MLS # A2180648



\$349,900

Division:	Mayland Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	904 sq.ft.	Age:	1968 (56 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 429

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: n/a

Welcome to Mayland Heights, only a 10 min drive to downtown Calgary! This beautifully renovated 2-story townhome combines modern comforts with fresh upgrades; plus it has AIR CONDITIONING. Renovations include new flooring, new paint, new trim, new lights, new plumbing fixtures, new countertops, new tile backsplashes, feature walls, and new stainless steel appliances in the kitchen. Upstairs has 2 generously sized bedrooms and a full bathroom. The main floor showcases a sleek kitchen with bright white cabinets, a cozy dining area, and a spacious living room with glass wall. The partially finished basement provides additional living space with a large room rec room, storage room, and laundry/utility room with newer high efficient furnace, new HW tank, and new electrical panel. Condo board recently upgraded all the exterior windows, doors, and fencing. Located near bus routes and schools, this townhome offers the perfect blend of comfort, convenience, and stylish new features. Parking stall is directly in front of the unit. Don't miss out on this fantastic opportunity!