

2103 Mackay Road NW
Calgary, Alberta

MLS # A2201466



\$725,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	693 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

This massive 7825 sq ft R-CG corner lot is a fantastic opportunity in Montgomery! This rare triangular parcel offers incredible flexibility for development—whether you envision constructing up to 5 townhomes, a spacious semi-detached home, multiple detached homes, or a grand custom-built home (pending municipal approval). Plus, a development survey is included with the sale, streamlining the process for your next project. The existing home is a charming, fully liveable & easily rentable 2-bed, 1-bath bungalow with an unfinished basement. The main floor boasts durable laminate flooring throughout. The kitchen has been updated with white cabinetry and newer appliances, while most windows have been replaced for improved efficiency. The unfinished basement provides excellent additional storage. Notable upgrades include a newer furnace and an Instant Hot Water Tank, ensuring year-round comfort. The property also boasts a large yard and a single attached garage - a great opportunity for additional rental income while you do up plans and get your permits for development. Located in Montgomery, one of Calgary's rapidly evolving infill communities, this property is surrounded by many new infill development projects and is close to an abundance of parks and amenities. Enjoy outdoor activities at Montgomery Pump Park, the Bow River Pathway System, Edworthy Park, and Shouldice Park. Shopping and dining options are plentiful, with Montgomery Main Street, University District, and Market Mall just minutes away. Food lovers will appreciate the proximity to popular spots such as OEB, Charcut, Village Ice Cream, UNA Pizza, The Keg, and Notable - these factors work in tandem to make this property a viable investment! This location also enjoys easy access to the University of Calgary, Alberta Children's Hospital, and Foothills

Hospital. Commuting is effortless with quick connections to 16th Ave, Memorial Drive, and Stoney Trail to continue your adventure downtown, around the city, in the beautiful Rocky Mountains or beyond! Reach out today for more information!