



**1123 Mckinnon Drive NE
Calgary, Alberta**

MLS # A2265783



\$1,658,856

Division: Mayland Heights

Type: Commercial/Multi Family

Style: -

Size: 2,968 sq.ft. **Age:** 1974 (52 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.26 Acre

Lot Feat: Back Lane, Level

Heating: Forced Air, Natural Gas

Bldg Name: -

Floors: -

Water: -

Roof: -

Sewer: -

Basement: -

LLD: -

Exterior: Brick, Stucco

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Storage

Inclusions: 6 Fridges, 6 Stoves,

1123 McKinnon Drive NE | Excellent Investment Opportunity! | Legal 6-Plex | All Six Units Are Spacious Two Bedroom Apartments, Each Designed In a Bi-Level Style With The Bedrooms Located On The Lower Level For Privacy | Main Level Offers A Bright, Functional Layout With Kitchen, Living/Dining Area Leading To Private Balconies | Each Unit Includes Its Own In-Suite Laundry, A Highly Sought-After Feature For Tenants | Each Unit Has Its Own Meter | Three Car Garage Included, As Well As RV Parking | Excellent Connectivity Via Deerfoot Trail, 16 Avenue, Barlow Trail, & Nearby LRT Stations, With A 9 Minute Drive Or 15 Minute Transit Ride To Downtown | Abundant Green Spaces: Crossroads Park, Bottomland Park, Tom Campbell's Hill Natural Park, Nose Creek Pathways, Bow River Pathways, & Deerfoot Athletic Park | Nearby Shopping Options Include Marlborough Mall, Sunridge Mall, Costco and T & T Supermarket | Trendy Shops, Cafes & Restaurants In Popular East Village Just Minutes Away | Students Have Three Excellent Schools Close By; Mayland Heights Elementary, Belfast Elementary, & Sir John Franklin Junior High.