



GRASSROOTS
REALTY GROUP

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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.