



**921 Mckinnon Drive NE  
Calgary, Alberta**

**MLS # A2303810**



**\$428,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Mayland Heights   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                 |               |                   |
| <b>Size:</b>     | 1,096 sq.ft.  | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Few Trees, Front Yard, Landscaped, Lawn, See Remarks |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame               | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Storage |                   |      |

**Inclusions:** None

Whether you're an investor looking for a solid opportunity or a first-time buyer hoping to offset your mortgage with rental potential, this property is one you won't want to overlook. Ideally located near 16 Avenue with easy access to shopping, amenities, and major routes, it offers both convenience and long-term value. The main floor features a bright, open-concept layout that creates a welcoming flow between the living, dining, and kitchen spaces—perfect for both daily living and entertaining and three well-sized bedrooms, making it an ideal setup for families. Downstairs, the basement opens up exciting possibilities with excellent potential for a secondary living space. It already includes a separate living area, and a newly finished primary bedroom, making it an attractive option for extended family or rental income. Laundry is conveniently located in the basement, along with additional storage space. Outside, you'll find a spacious deck and a fully grassed backyard—perfect for relaxing or entertaining. There's also ample room to add a garage, giving you the option to protect your vehicles and increase property value even further. With its combination of location, and income potential, this is a property packed with opportunity. Book your showing today and see the possibilities for yourself.