



GRASSROOTS
REALTY GROUP

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2119 Mackay Road NW
Calgary, Alberta

MLS # A2305142



\$1,200,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,791 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

This upscale Montgomery infill delivers refined design, functional family living, and strong income potential across four fully developed levels, including a LEGAL 2-bedroom basement suite and a rare 4-BEDROOM upper layout with TWO luxurious PRIMARY BEDROOMS. Designed for both end-users and investors, the home blends modern architecture with warm wood detailing, stunning quartz surfaces, soft natural textures, installed security cameras, and rough-ins for future home automation. The main floor opens with a welcoming foyer and a sunlit dining area overlooking the front yard. At the heart of the home, the designer kitchen features an oversized quartz island, extensive cabinetry, a dedicated coffee station, and additional pantry storage. A glass-enclosed pocket office offers a stylish work-from-home setup, while the rear living room showcases custom built-ins, a gas fireplace, and oversized sliding doors leading to the private patio. A functional mudroom connects seamlessly to the double detached garage. The second level hosts the first primary suite with a walk-in closet and spa-inspired 5-piece ensuite featuring dual vanities, a freestanding soaker tub, and tiled shower. Two additional bedrooms, a full 4-piece bath, and a customized laundry room complete this level — creating a highly sought-after 4-bedroom-up configuration rarely found in inner-city homes. The top floor is dedicated to elevated living and entertaining, featuring a bonus/flex space with wet bar and access to a private East-facing balcony with Bow River views. The second primary retreat spans the width of the home and offers dual vanities, a massive walk-in shower, freestanding tub, and timeless designer finishes. Adding exceptional long-term value, the fully self-contained legal basement suite includes a private side entrance, separate furnace, full kitchen, in-suite laundry, and two

spacious bedrooms. Large above-grade windows flood the space with natural light, making it ideal for extended family or premium rental income. Positioned in one of Montgomery's most desirable pockets, this home is steps from Bowmont Park, the Bow River pathway system, and local favourites including Notable, Fringe Coffee, Rising Tides Tap Room, and Abbey's Creations. The location also offers quick access to highly regarded schools, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, and downtown Calgary.