



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19 Mackay Drive SW
Calgary, Alberta

MLS # A2312303



\$1,795,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,714 sq.ft.	Age:	1955 (71 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Driveway, Heated Garage, In Garage Electric Vehicle Charging Station(s), Ins		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: House: Refrigerator, Freezer, Beverage Fridge (2), Wall Oven, Steam Oven, Cook-top Stove-gas, (gas), Range Hood, Dishwasher, Washer (2), Dryer (2). Detached Suite: Refrigerator, Stove-electric, Microwave/Hood-fan, Dishwasher, Washer, Dryer.

Beautifully renovated bungalow on a large corner lot with a fully self-contained carriage suite over the triple garage. Perfect for generating rental income, supporting multi-generational living, or creating a private home-based business space. 100% Turn-key, the 2-bedroom suite comes fully furnished and has generated \$32,792 in a single year on Airbnb. Located in the quiet, low-density community of Meadowlark Park. Situated directly across from a peaceful island green space, this rare property perfectly combines luxury living with incredible versatility. The main floor of the home features 1,713 square feet of bright, open-concept living space with high-end finishes. At the heart of the home is a chef's kitchen featuring a massive 10-foot quartz island, ideal for entertaining. This level also includes a living room, dining area, home office, a functional laundry room, and two spacious bedrooms. Downstairs, the fully developed basement features a large family room and two additional spacious bedrooms, each with its own impressive walk-in shower, along with a secondary laundry setup. Outside, the large corner lot provides an abundance of rare yard space, effortlessly accommodating both the private outdoor area and the triple-garage carriage house configuration. This is a unique opportunity to own a highly versatile, turn-key estate in one of the city's most desirable, low-density pockets.