



**GRASSROOTS**  
REALTY GROUP

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1004 Mckinnon Drive NE  
Calgary, Alberta

MLS # A2329819



**\$519,990**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Mayland Heights                                                            |        |                   |
| Type:     | Residential/Duplex                                                         |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                            |        |                   |
| Size:     | 1,187 sq.ft.                                                               | Age:   | 1982 (44 yrs old) |
| Beds:     | 4                                                                          | Baths: | 3                 |
| Garage:   | Alley Access, Parking Pad                                                  |        |                   |
| Lot Size: | 0.06 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Sloped |        |                   |

|             |                                                                                                                                        |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                                                | Water:     | -    |
| Floors:     | Slate, Vinyl Plank                                                                                                                     | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                        | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                                                                                                                     | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                        | Utilities: | -    |
| Features:   | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | All appliances in the basement (fridge, stove, microwave/hood fan, washer, dryer)                                                      |            |      |

Extensively Renovated (2023) | Two Fully Developed Living Levels (Bi-level) | Separate Entrance | 4 Bedrooms | 3 Bathrooms | Private Backyard | Back Lane Access. Welcome to this exceptional and versatile home offering approximately 2,000 sq.ft. of beautifully finished living space on a 2,500 sq.ft. lot in the desirable community of Mayland Heights. Extensively renovated in 2023 and featuring a hot water tank replacement in November 2023, this move-in-ready property combines modern upgrades, thoughtful design, and incredible flexibility. With two fully developed living levels, a private separate entrance, and separate laundry, this home is perfect for extended family living, or multi-generational use (subject to applicable approvals). The bright and open upper level features a sun-filled living room with a charming bay window and cozy fireplace, a spacious dining area, and a beautifully upgraded kitchen complete with a breakfast bar, generous cabinetry, and ample counter space. The primary bedroom offers a walk-in closet, private 3-piece ensuite, and access to a private deck. A second bedroom, full 4-piece bathroom, and convenient main-floor laundry complete this level. The fully finished lower level provides exceptional versatility with its own private entrance and natural light throughout from multiple windows in the living area, kitchen, and bedrooms. This level features a spacious recreation room, a fully equipped second kitchen with fridge, stove, and microwave hood fan, two additional bedrooms, a full 4-piece bathroom, a flexible den/flex space, and separate laundry with its own washer and dryer. The lower level offers endless possibilities for guests and extended family. Step outside to enjoy the fully fenced private backyard featuring a spacious deck, covered pergola seating area, mature trees, and peaceful surroundings—perfect for summer entertaining,

gardening, and family gatherings. Back lane access adds convenience and future potential for garage development and additional property value. Ideally located close to schools, parks, playgrounds, shopping, grocery stores, restaurants, transit, and scenic walking pathways, with quick access to Deerfoot Trail, Stoney Trail, downtown Calgary, and Calgary International Airport. Offering extensive 2023 renovations, recent mechanical upgrades, two complete living spaces, separate entrances, and strong investment appeal, this rare opportunity is ideal for homeowners and investors alike. A property that delivers comfort, flexibility, and long-term value. Book your private showing today!