

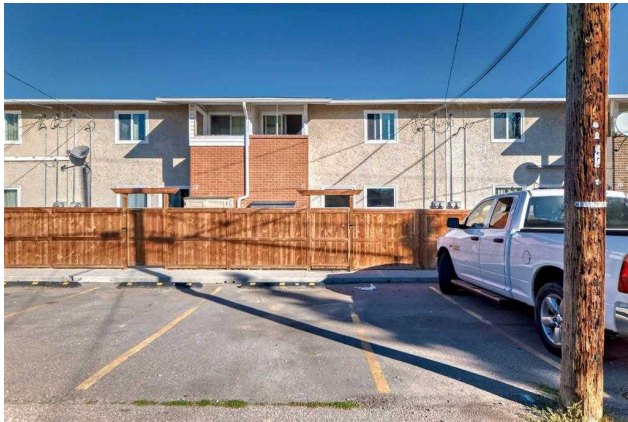


THE
A-TEAM

**RE/MAX
FIRST**

1615 MCGONIGAL Drive #11, Calgary T2E 5W2

MLS® #: **A2180648** Area: **Mayland Heights** Listing Date: **11/22/24** List Price: **\$349,500**
 Status: **Pending** County: **Calgary** Change: **-\$400, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1968**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Level**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`5" x 10`5"	Bedroom	Upper	10`3" x 9`6"
4pc Bathroom	Upper	6`10" x 6`10"	2pc Bathroom	Main	4`5" x 3`11"
Family Room	Basement	15`0" x 11`0"			

Legal/Tax/Financial

Condo Fee: **\$429** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **7711554**

Remarks

Pub Rmks: **Welcome to Mayland Heights, only a 10 min drive to downtown Calgary! This beautifully renovated 2-story townhome combines modern comforts with fresh upgrades; plus it has AIR CONDITIONING. Renovations include new flooring, new paint, new trim, new lights, new plumbing fixtures, new countertops, new tile backsplashes, feature walls, and new stainless steel appliances in the kitchen. Upstairs has 2 generously sized bedrooms and a full bathroom. The main floor showcases a sleek kitchen with bright white cabinets, a cozy dining area, and a spacious living room with glass wall. The partially finished basement provides additional living space with a large room rec room, storage room, and laundry/utility room with newer high efficient furnace, new HW tank, and new electrical panel. Condo board recently upgraded all the exterior windows, doors, and fencing. Located near bus routes and schools, this townhome offers the perfect blend of comfort, convenience, and stylish new features. Parking stall is directly in front of the unit. Don't miss out on this fantastic opportunity!**

Inclusions: **n/a**
Property Listed By: **First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

