



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**808 MCNEILL Road, Calgary T2E 5W6**

MLS® #: **A2185549**

Area: **Mayland Heights**

Listing Date: **01/05/25**

List Price: **\$2,699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1970**

Finished Floor Area  
Abv Sqft: **7,496**  
Low Sqft:  
Ttl Sqft: **7,496**

DOM

**17**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style: **Bi-Level,Side by Side**

Lot Information

Lot Sz Ar: **12,270 sqft**  
Lot Shape:

Parking

Ttl Park: **9**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parking Pad,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: <b>Fee Simple</b>	Zoning: <b>M-C1</b>
Legal Desc: <b>3857JK</b>	

Remarks

Pub Rmks: **This exceptional 8-unit property, featuring three bedrooms and two full bathrooms in each unit, is nestled in the charming community of Mayland Heights, just a 10-minute drive from Downtown Calgary. The property is expected to generate an annual income of \$202,800. Currently, all units are already rented at a monthly rate of \$16,500 with the extensive renovation, both inside and out, using premium materials and finishes. Each of the 8 units has been completely overhauled, featuring**

**new floors, appliances, kitchens, and overall finishes, including new gas furnaces on all units. Each unit boasts a two-level layout: the first floor comprises a living room and a potential dining area with an attached balcony. Unit layout: the first floor comprises a living room, a potential dining area with an attached balcony, a kitchen, a full bathroom, and a bedroom. In the basement, each unit includes two bedrooms and one bathroom. The complex has four units measuring approximately 888 sqft, while the other 4 are around 985 sqft. Units of 888 sqft have stacked laundry in the bathroom, while the 985 sqft units have a separate utility room for laundry. Every unit has been meticulously designed with a neutral, modern, and open concept, carefully selecting everything from colours to lighting. The property's exterior has also received a comprehensive upgrade, featuring new pot lights, fresh paint, and refinished balconies. The street offers breathtaking views of downtown Calgary, adding to its overall allure. Tenants will be responsible for covering all utilities."**

Inclusions:

**NONE**

Property Listed By:

**CIR Realty**

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







