

# \$680,000 - 2123 Mackay Road Nw, Calgary

MLS® #A2197817

**\$680,000**

3 Bedroom, 2.00 Bathroom, 1,011 sqft  
Residential on 0.13 Acres

Montgomery, Calgary, Alberta

Welcome to this fantastic development opportunity in the heart of Montgomery. 2 infills are possible with lot being more than 13.5 meters wide in middle and 68 feet of frontage. Property is walking distance to University District, the UofC, Children's Hospital and 10 minute drive downtown. Great chance for a first time homebuyer, or an investment property and hold for a few years before you redevelop the land. Main floor is recently painted and sizable at ~1,000 sq ft with a large kitchen area and laminate floors throughout the main floor. Kitchen flows through to front living room with large windows looking east. 2 bedrooms + 4 piece bathroom completes the main floor. Lower level has 1 large bedroom + storage room leading to 4 piece bathroom and open kitchen with living area. Shared laundry is also located in the basement. Double detached garage (22x22) with a west facing backyard. Roof was replaced in 2024. Book a showing today!

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197817  |
| Price          | \$680,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,011     |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1954        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2123 Mackay Road Nw |
| Subdivision | Montgomery          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3B 1C9             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, No Smoking Home, Storage, Vinyl Windows                           |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Lane, Reverse Pie Shaped Lot              |
| Roof              | Asphalt Shingle                                |
| Construction      | Concrete, Wood Frame                           |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 48                  |

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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