

# \$635,000 - 2123 Mackay Road Nw, Calgary

MLS® #A2197817

## \$635,000

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	\$635,000
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	69

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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