

**14, 1615 Mcgonigal Drive NE  
Calgary, Alberta**

**MLS # A2237456**



**\$325,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover the charm of Mayland Heights with this fully renovated 2-story condo townhouse, perfectly situated just minutes from downtown Calgary. This move-in-ready home has been meticulously updated, featuring a modern kitchen with sleek cabinetry, deep drawers, new countertops, a stylish backsplash, and a premium deep stainless steel sink with updated fixtures, complemented by brand-new stainless steel appliances, including an over-the-stove microwave, and a spacious pantry. The interior shines with fresh paint, new Vinyl Plank flooring on the main level, plush new carpet upstairs, all-new light fixtures, and blinds for a contemporary touch. Upstairs, two spacious bedrooms await, including a primary suite with a covered balcony offering stunning city views, large enough for a king-size bed, and a generous second bedroom ideal for guests or a home office. Enjoy the luxury of a brand-new 4-piece bathroom upstairs and a new 3-piece bathroom in the finished basement, which features a large rec room with a newly installed egress window, perfect for a home theater, gym, or extra living space. Recent upgrades include a new hot water tank (2025), upper windows and doors (2024, by Condo Corp), a newer furnace (2017), and a private, newly sodded yard with a modern cedar fence. Ideally located, this home is steps from public transit (one bus to C-Train), a short bike ride to downtown, or a leisurely walk to the Calgary Zoo, Walking distance to Schools, shopping center, Neighborhood Pub plus more amenities offering the best of inner-city living. With assigned parking right outside your unit, this vibrant community gem is a rare find. Call your favorite realtor today to book a private showing and see it for yourself! Thank you for viewing.