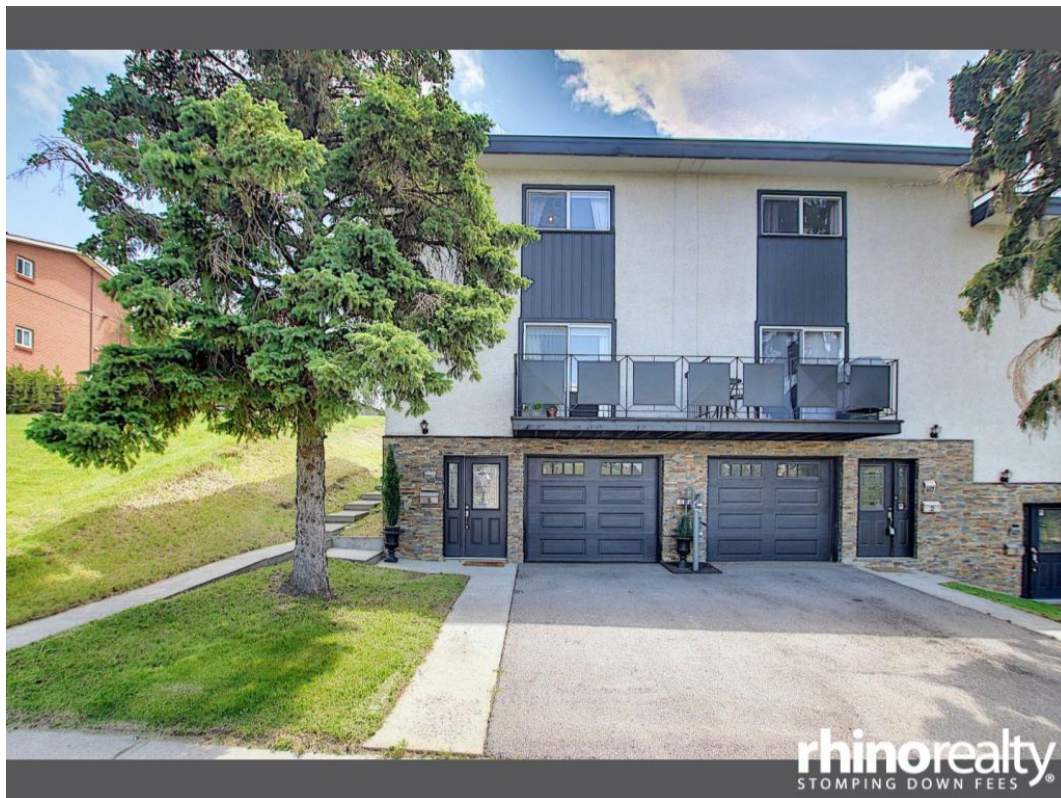




ID# 10722  
MLS®# A1016302

**\$299,900**



## Mayland Heights 1 1603 McGonigal Drive NE Calgary

Condo  
Townhouse  
Year Built: 1968



For additional information on this listing  
please call the Listing REALTOR® at:

**403-831-9212**

## Property Highlights

Fantastic opportunity to get into a newly updated, inner-city, END UNIT townhome! Bright, spacious, and very well-maintained home that is minutes away from downtown and surrounded by green space on three sides! The home features a chef's dream kitchen boasting a gas stove, granite wrap-around island, and stainless-steel appliances. Recently painted head-to-toe and the main living space includes an incredible reclaimed wood feature wall. The upstairs bathroom comes with double sinks and a Barnwood ceiling. Both equal-sized bedrooms offer large walk-in closets. The single car garage is over-sized with plenty of space for a work-shop area. One driveway parking stall and ample reserved resident street parking. The electrical panel is brand-new supplying 100A service. This is a turnkey home that is ready for you to move into and is situated i...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10722](https://rhinorealty.com/?ID=10722)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed.  
Property information should be verified by the buyer and/or buyer's agent.



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# PROPERTY DETAILS

\$299,900

ID# 10722  
MLS®# A1016302

1 1603 McGonigal Drive NE  
Calgary, AB T2E 5W2

## GENERAL DETAILS

Community: Mayland Heights  
Property Type: Condo  
Style: Townhouse, attached  
Year Built: 1968  
# of Finished Levels: 3  
Sq Ft Above Grade: 980.4  
Front Windows Face: North  
Back Yard Faces: South

## INTERIOR

Bedrooms: 2 total; 2 above grade  
Bathrooms: one 2-piece; one 5-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.1x15.9	3.7x4.8
Dining Room	Main Floor	3.10x6.5	0.9x2.0
Kitchen	Main Floor	10.8x11.7	3.3x3.6
Master Bedroom	Upper Floor(s)	11.7x11.7	3.6x3.6
Bedroom	Upper Floor(s)	11.2x13.3	3.4x4.1
Laundry Room	Lower Floor(s)	6.6x7.4	2.0x2.3

Basement: full, walk out, fully finished  
Flooring: laminate  
Fireplace(s): 1  
Fireplace Fuel: Electric  
Heating: 1 Forced Air Furnace  
Heat Fuel: Natural Gas  
# of Hot Water Tanks: 1  
Included Items: refrigerator, gas stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, all window coverings  
Interior Features: stainless steel appliances, granite counter, no animals, no smoking

## EXTERIOR

Exterior Finish: stucco, stone  
Foundation: Concrete  
Roof: Other  
Parking Type: single attached, parking pad (paved)  
Total # of Parking Spots: 2  
Location Attributes: fully landscaped, public transportation nearby, shopping nearby, city view, across from greenspace  
Yard and Exterior Features: patio, landscaped, partially fenced, private yard

## LEGAL, TAXES & FEES

Lot Dimensions      Feet      Metres

Property Taxes: \$2002, Annual  
Condo Fee: \$347.96,  
Condo Fee Includes: snow removal, exterior maintenance, common property insurance, reserve fund contributions, management fees



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