

**41 Mackay Drive SW**  
**Calgary, Alberta**

**MLS # A2253918**



**\$899,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Meadowlark Park                        |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | Bungalow                               |               |                   |
| <b>Size:</b>     | 1,418 sq.ft.                           | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                 |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** n/a

Meadowlark Park is a hidden gem of a neighbourhood in Calgary. This location is central and provides large spacious lots with mature trees and huge yards. This area is close to the ring road and has easy access to Deerfoot and the airport. This 4 bedroom home and 2.5 bath is perfect for a family or downsizing. Hardwood floors, granite and updated kitchens and baths. Sunny and bright main floor. The spacious basement could easily have an additional bedroom. Easy access on Glenmore to the airport or the ring road to the mountains. Great schools in the area with French and Spanish. Quick access to downtown on 3 bus or to the JCC or the Glencoe clubs. Walk to the movies and Chinook mall in minutes. The double car garage and low maintenance backyard are a nice city convenience. Get ready to call this home.