

# \$2,499,000 - 808 Mcneill Road Ne, Calgary

MLS® #A2185549

**\$2,499,000**

0 Bedroom, 0.00 Bathroom, 7,497 sqft

Multi-Family on 0.28 Acres

Mayland Heights, Calgary, Alberta

This exceptional 8-unit property, featuring three bedrooms and two full bathrooms in each unit, is nestled in the charming community of Mayland Heights, just a 10-minute drive from Downtown Calgary. The property is expected to generate an annual income of \$202,800. Currently, all units are already rented at a monthly rate of \$16,500 with the extensive renovation, both inside and out, using premium materials and finishes. Each of the 8 units has been completely overhauled, featuring new floors, appliances, kitchens, and overall finishes, including new gas furnaces on all units. Each unit boasts a two-level layout: the first floor comprises a living room and a potential dining area with an attached balcony. Unit layout: the first floor comprises a living room, a potential dining area with an attached balcony, a kitchen, a full bathroom, and a bedroom. In the basement, each unit includes two bedrooms and one bathroom. The complex has four units measuring approximately 888 sqft, while the other 4 are around 985 sqft. Units of 888 sqft have stacked laundry in the bathroom, while the 985 sqft units have a separate utility room for laundry. Every unit has been meticulously designed with a neutral, modern, and open concept, carefully selecting everything from colours to lighting. The property's exterior has also received a comprehensive upgrade, featuring new pot lights, fresh paint, and refinished balconies. The street offers breathtaking views of downtown Calgary,



adding to its overall allure. Tenants will be responsible for covering all utilities."

Built in 1970

**Essential Information**

MLS® #	A2185549
Price	\$2,499,000
Bathrooms	0.00
Square Footage	7,497
Acres	0.28
Year Built	1970
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Bi-Level, Side by Side
Status	Active

**Community Information**

Address	808 Mcneill Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5W6

**Amenities**

Parking Spaces	9
Parking	Parking Pad, Stall

**Interior**

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
# of Stories	1

**Exterior**

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 5th, 2025
Days on Market	114
Zoning	M-C1

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.