

**7, 1603 McGonigal Drive NE
Calgary, Alberta**

MLS # A2306514



\$389,000

Division:	Mayland Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Other	Condo Fee:	\$ 436
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 1 garage door remote, built-in garage cabinets,

This stylish and well-appointed townhouse offers incredible value for young families, professionals, and savvy investors alike. Enjoy a sunny west-facing patio with stunning downtown views set against the backdrop of the Rocky Mountains—perfect for relaxing after a long day. The home features an oversized single attached garage with built-in cabinets, plus space to park two additional vehicles right out front, along with convenient on-site guest parking. Step inside to a beautifully appointed kitchen that blends contemporary design with everyday functionality, complete with sleek stainless steel appliances, granite countertops, generous prep space, and a counter-height eating bar with seating—perfect for casual dining or entertaining. Central air conditioning adds an extra layer of comfort, keeping the home cool all summer long. The thoughtful layout spans three levels, with a functional main floor offering a dedicated laundry, storage, and utility room. The second level is ideal for entertaining, featuring an open-concept kitchen, dining, and living area along with a convenient 2-piece bathroom. Upstairs, the third level hosts two spacious bedrooms, including a primary retreat with dual walk-in closets on opposite sides of the room, a second bedroom with its own walk-in closet, and a full 4-piece bathroom. Located in a highly accessible area, you’re within walking distance to everyday essentials like Family Foods grocery store and Rexall pharmacy, with quick access to Deerfoot Trail and 16th Avenue. A short drive connects you to Downtown, the TELUS Spark Science Centre, Calgary Zoo, and major shopping destinations, making this an ideal home base or investment opportunity in a sought-after location.