

16 McKenna Place SE
Calgary, Alberta

MLS # A2352428

\$649,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,255 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

INCREDIBLE REVENUE PROPERTY IN MCKENZIE LAKE! YES LAKE ACCESS!!Generate \$3,800 per month in rental income or live upstairs and rent out the lower level to help pay your mortgage! INVESTORS AND HOMEOWNERS, THIS IS AN OPPORTUNITY YOU DON'T WANT TO MISS! Welcome to the vibrant, family-friendly community of McKenzie Lake! This spacious, fully developed 5-bedroom bi-level home offers incredible versatility, recent upgrades, and excellent income potential, all situated in a quiet cul-de-sac within walking distance of schools and the lake. Currently generating \$3,800 per month in rental income (\$45,600 annually), with the upper level renting for \$2,300/month and the lower level for \$1,500/month. Both tenants are wonderful, would love to stay, and offer an attractive opportunity for investors seeking an income-producing property. "Alternatively, move into the upper level and continue renting the basement to help offset your monthly mortgage payments!" Step inside to discover a bright, spacious floor plan featuring vaulted ceilings, a welcoming living room with a cozy wood-burning fireplace, and a generous dining area. The beautifully updated kitchen showcases granite countertops, newer appliances, and a spacious breakfast nook overlooking the private backyard. The main level features three generously sized bedrooms, including a primary suite with a private 3-piece ensuite, along with an updated 4-piece main bathroom. The fully developed lower level offers two additional spacious bedrooms, a large recreation/living area, laundry facilities, ample storage, and a rough-in for a future bathroom, providing plenty of room and flexibility. Numerous recent improvements include updated flooring, fresh paint, renovated kitchen and bathrooms, granite countertops, newer appliances, updated lighting, and closet doors. Outside, enjoy a fully

fenced and landscaped yard with mature trees for privacy, a raised deck perfect for entertaining, and an oversized heated single garage. Located in the highly desirable lake community of McKenzie Lake, you'll appreciate nearby schools, parks, pathways, shopping, and easy access to major roadways. **THREE GREAT REASONS TO BUY:** **INVEST:** Keep both tenants and enjoy \$3,800/month in existing rental income. **LIVE & EARN:** Make the upper level your home while collecting \$1,500/month from the basement. **PLAN FOR THE FUTURE:** Secure a spacious 5-bedroom home in an established, sought-after Calgary community. Great location. Great tenants. Great income potential. Whether you're an investor looking to grow your portfolio or a homeowner wanting help with your mortgage, this McKenzie Lake property delivers outstanding possibilities. Don't miss this opportunity — book your private showing today!