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GRASSROOTS REALTY GROUP

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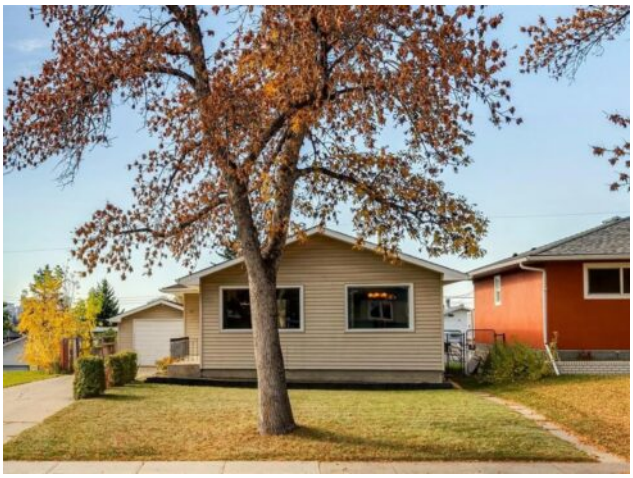
Calgary, Alberta

MLS # A2350559



$549,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	3	**Baths:**	1
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Separate Entrance		

Inclusions: 1 garage door remote, all wood work benches and wood shelving in the basement and the garage, 1 set of keys,

Full of character, potential and possibilities, this charming 1959 mid-century bungalow offers an exciting opportunity to own a detached home in the established community of Mayland Heights. Set on an elevated 50' x 120' lot, the home features 1,033 sq. ft. on the main floor with 3 bedrooms, a 3-piece bathroom with an updated walk-in shower, a functional kitchen, dedicated dining area and a bright, comfortable living room. A full basement footprint offers plenty of additional space and future potential, while a separate side entrance provides direct access to the basement, opening the door to a variety of possibilities for buyers looking to renovate, reimagine or add value over time. The elevated, tiered lot offers even more opportunity—renovate the existing home, hold and rent, explore adding a second storey with the potential for downtown and mountain views, or consider future redevelopment. Outside, the west-facing backyard features a spacious deck, grassy, flat yard space and a garden plot, while the single detached garage is complemented by a generous driveway with room to park up to 3 additional vehicles. The location makes everyday city living exceptionally convenient, with the 8 Avenue flyover at the end of the street providing a direct connection into Renfrew and Bridgeland, while the Calgary Tower is approximately 5 km away and the Calgary Zoo and TELUS Spark Science Centre are approximately 2 km away or a quick 5-minute bike ride. Family Foods, neighbourhood parks and schools are all within walking distance, putting daily essentials close to home while downtown is just minutes away. Whether you’re a first-time buyer looking for an attainable entry into Calgary’s detached housing market, an investor searching for a property with multiple paths forward, or a renovator ready to bring a mid-century home into its

next chapter, this is a property with great bones, an excellent lot and plenty of room to make it your own.

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