



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1235 19 Street, Calgary T2E 4Y1**

MLS®#: **A2117175**

Area: **Mayland Heights**

Listing Date: **04/03/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,608 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,012**  
Low Sqft:  
Ttl Sqft: **1,012**

DOM

**46**

Layout

Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stucco,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 12`0"
Kitchen	Main	12`0" x 10`2"
Bedroom	Main	9`4" x 6`7"
4pc Bathroom	Main	9`4" x 6`6"
Kitchen With Eating Area	Lower	14`6" x 11`5"
Bedroom	Lower	13`10" x 10`2"
Dining Room	Main	9`10" x 8`10"

Room	Level	Dimensions
Dining Room	Main	9`10" x 8`10"
Bedroom - Primary	Main	12`10" x 9`8"
Bedroom	Main	10`8" x 9`4"
Living Room	Lower	13`9" x 11`7"
Bedroom	Lower	11`7" x 9`11"
3pc Bathroom	Lower	6`9" x 5`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4430AC**

Remarks

Pub Rmks: **"Back to Market due to financing" INVESTOR ALERT!! Welcome to Mayland Heights, an amazing inner city community that has great access to the entire city. Fantastic opportunity to own a revenue property with a 3 bedrooms upstairs, a separate LEGAL 2 bedroom basement suite and an oversized single detached garage for additional rental income. Situated in Mayland Heights on a large rectangular lot close to Telus Spark, Calgary Zoo, 5 minutes drive to Deerfoot Trail, 15 minutes drive to Airport and walking distance to schools, playgrounds. Incredible holding property for future development or keep for revenue!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









