



THE
A-TEAM

**RE/MAX
FIRST**

82 MASSEY Place, Calgary T2V2G8

MLS®#: **A2170223** Area: **Mayfair** Listing **10/03/24** List Price: **\$1,685,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$65k, 27-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1958** Abv Sqft: **2,208**
 Lot Information Low Sqft:
 Lot Sz Ar: **12,486 sqft** Ttl Sqft: **2,208**
 Lot Shape:

DOM

110
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Gentle Sloping,Many Trees,Rectangular Lot,Treed**
 Park Feat: **Driveway,Front Drive,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Other**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Bathroom	Basement	
4pc Ensuite bath	Main		Bedroom - Primary	Main	16`0" x 14`0"
Bedroom	Main	12`0" x 12`0"	Bedroom	Basement	15`0" x 15`0"
Bedroom	Basement	13`6" x 11`0"	Flex Space	Basement	18`0" x 14`8"
Game Room	Basement	21`8" x 18`0"	Kitchen	Main	16`6" x 11`6"
Dining Room	Main	14`6" x 13`0"	Living Room	Main	18`6" x 14`8"
Breakfast Nook	Main	11`6" x 11`0"	Family Room	Main	28`6" x 12`0"

Furnace/Utility Room

Basement

14`0" x 14`0"

Storage
Legal/Tax/Financial

Basement

18`0" x 4`0"

Title:
Fee Simple
Legal Desc:

8375HF

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Mayfair! This beautifully renovated bungalow, nestled on a huge 12,486 sq ft lot (83' x 150'), offers the perfect blend of modern comfort and classic charm, with over 3,770 sq ft of finished living space. Featuring 4 spacious bedrooms and 3 updated bathrooms, this home is ideal for families seeking space and style. As you step inside, you'll be greeted by a bright and inviting open floor plan, highlighted by 3 cozy wood-burning fireplaces that add warmth and character to the living areas. The newly renovated kitchen boasts contemporary finishes and ample storage, making it a delightful space for culinary adventures and family gatherings. Enjoy the east-facing backyard, perfect for morning sun and afternoon shade, providing an ideal setting for outdoor relaxation, gardening, or hosting summer barbecues with friends. Located on the serene Upper Massey Place, this home is just minutes away from Mount Royal University, Rockyview General Hospital, and North Glenmore Park, providing easy access to essential amenities and recreational opportunities. This property presents an exceptional opportunity for renovation, allowing you to put your personal touch on this lovely home while increasing its value in a highly sought-after neighborhood. Don't miss out on this unique opportunity—schedule a viewing today and imagine the possibilities that await you in Mayfair!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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











