



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 MASSEY Place, Calgary T2V2G8**

MLS®#: **A2170223**

Area: **Mayfair**

Listing Date: **10/03/24**

List Price: **\$1,685,000**

Status: **Active**

County: **Calgary**

Change: **-\$65k, 27-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**  
Lot Information  
Lot Sz Ar: **12,486 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,208**  
Low Sqft:  
Ttl Sqft: **2,208**

DOM

**79**  
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**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Other**  
Water Source:  
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
<b>4pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`6" x 11`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>21`8" x 18`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 13`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`6" x 11`0"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`0" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 15`0"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>18`0" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`6" x 14`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>28`6" x 12`0"</b>

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**











