



THE
A-TEAM

**RE/MAX
FIRST**

535 MARKERVILLE Road, Calgary T2E 5X1

MLS®#: **A2174353** Area: **Mayland Heights** Listing Date: **10/21/24** List Price: **\$579,999**
 Status: **Active** County: **Calgary** Change: **-\$45k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **5,048 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,222**
 Low Sqft:
 Ttl Sqft: **1,222**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Oversized,Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	10`6" x 7`0"
Bedroom - Primary	Main	12`2" x 10`5"
Bedroom	Main	10`11" x 9`2"
Kitchen With Eating Area	Main	18`7" x 12`8"
Laundry	Lower	13`1" x 8`8"
Bedroom	Basement	10`8" x 8`10"
Game Room	Basement	21`5" x 12`0"

Room	Level	Dimensions
3pc Bathroom	Basement	6`11" x 5`0"
Bedroom	Main	9`7" x 9`2"
Living Room	Main	18`3" x 14`4"
Mud Room	Main	11`5" x 5`3"
Den	Basement	11`6" x 6`7"
Game Room	Basement	16`10" x 10`5"
Storage	Basement	7`9" x 7`4"

Furnace/Utility Room

Basement

5`9" x 4`2"

Sunroom/Solarium
Legal/Tax/Financial

Main

17`3" x 7`8"

Title:
Fee Simple
Legal Desc:

2107JK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully updated detached bungalow, located in one of the city's best-kept secrets, Mayland Heights! An inviting, family-friendly community just minutes from downtown. The main floor has been extensively renovated, boasting a brand-new kitchen with quartz countertops, stainless steel appliances, and sleek cabinetry. You'll love the new flooring throughout, along with the stylishly remodeled main floor bathroom and 3 bedrooms. This incredible main floor also features all new doors, trim, lighting, fresh paint, as well as a spacious new mudroom, perfect for Calgary weather. The cozy basement offers a gas fireplace, perfect for relaxing, with vintage charm ready for your personal touch. Enjoy the west-facing backyard for sunny afternoons and gardening along with a paved parking pad ideal for an RV. The detached garage comes with updated electrical and a new breaker panel with space to create versatile workspace. Roof and garage shingles were replaced in 2021. Close to parks, schools, and all local amenities, this home offers the perfect blend of modern comfort and small-community charm!**

Inclusions: **TV Mount in Living Room**
Property Listed By: **Greater Property Group**

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







