



THE
A-TEAM

**RE/MAX
FIRST**

2231 MURPHY Road, Calgary T2E 5X7

MLS®#: **A2175047**

Area: **Mayland Heights**

Listing Date: **10/23/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**
Lot Information
Lot Sz Ar: **4,940 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,007**
Low Sqft:
Ttl Sqft: **1,007**

DOM

59
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed,Stucco,Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| Bedroom - Primary | Main | 11`6" x 13`9" |
| Bedroom | Main | 9`5" x 9`3" |
| Kitchen | Main | 11`6" x 8`9" |
| Living Room | Main | 13`6" x 17`0" |
| Den | Basement | 11`2" x 8`0" |
| 3pc Bathroom | Basement | |

| Room | Level | Dimensions |
|--------------|----------|---------------|
| Bedroom | Main | 13`0" x 9`4" |
| 4pc Bathroom | Main | |
| Dining Room | Main | 11`6" x 6`2" |
| Bedroom | Basement | 7`10" x 12`2" |
| Game Room | Basement | 13`0" x 29`1" |

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-CG

Legal Desc: 3629JK

Remarks

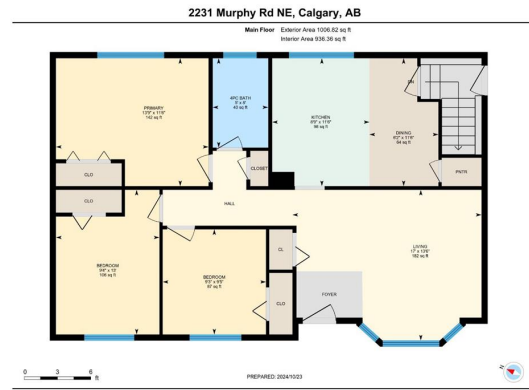
Pub Rmks: ~~~Opportunity Knocks - Transform This Corner Lot Bungalow!~~~ | 4 BED + DEN - 2 BATH | 1,007 SQFT | R-CG ZONING | BACK ALLEY ACCESS | CLOSE TO SCHOOLS & AMENITIES | Fantastic opportunity to create your own vision and design on this fantastic lot in the community of Mayland Heights. ==MAIN FLOOR== As you enter, the foyer leads to a spacious living area featuring a large, bright window and hardwood floors beneath the carpet. At the heart of the home is a spacious kitchen with a dining area, offering great future potential for redesign. This level also includes three bedrooms and one full bath. A separate side entrance provides convenient access to the lower level. _BASEMENT_ Features an open recreation room, a spacious utility room, a bedroom, a den, and a 3-piece bath. --OUTSIDE-- The corner lot offers ample green space, along with a single detached garage with back alley access. [[THE COMMUNITY]] Enjoy superb connectivity, with close proximity to K-9 schools, easy access to playgrounds, parks, and shopping. This is an amazing location with incredible future potential. It won't last long, so book your private showing today!

Inclusions: N/A
Property Listed By: 2% Realty

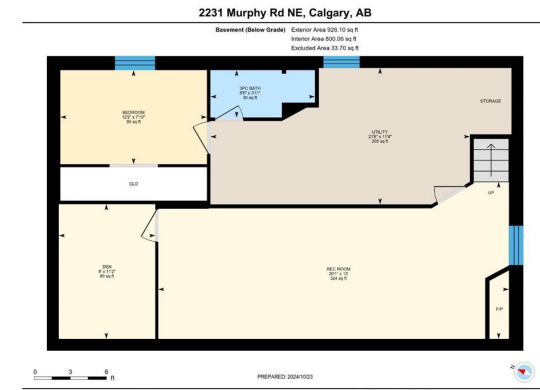
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







White regions are excluded from total floor area in OASIS Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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