



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

28
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

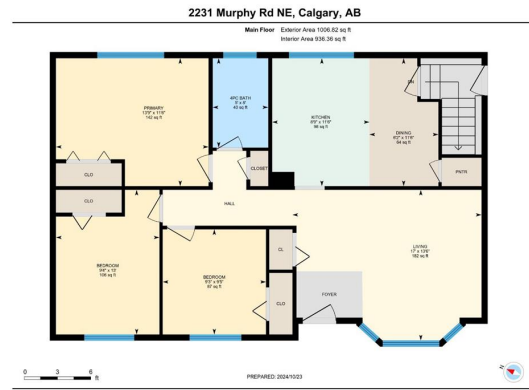
Pub Rmks: ~~~Opportunity Knocks - Transform This Corner Lot Bungalow!~~~ | 4 BED + DEN - 2 BATH | 1,007 SQFT | R-CG ZONING | BACK ALLEY ACCESS | CLOSE TO SCHOOLS & AMENITIES | Fantastic opportunity to create your own vision and design on this fantastic lot in the community of Mayland Heights. ==MAIN 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

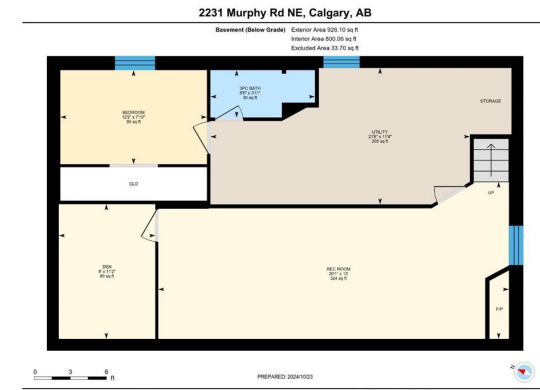
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







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.



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.