



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**928 16 Street, Calgary T2E 4S8**

MLS®#: **A2179749**

Area: **Mayland Heights**

Listing Date: **11/22/24**

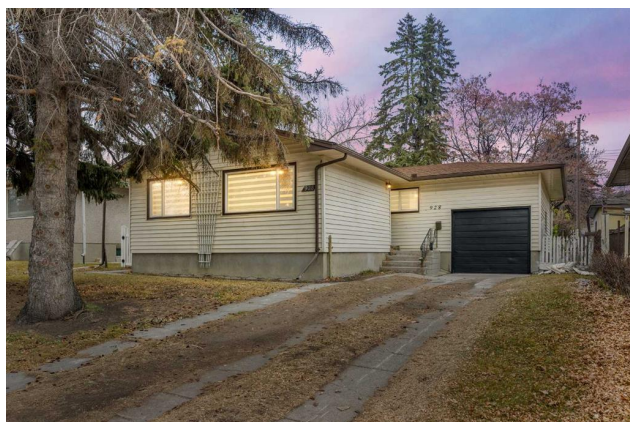
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,006 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Off Street,Single Garage Attached**

DOM

**61**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator**  
Int Feat: **Double Vanity,Granite Counters,Recessed Lighting,Storage**  
Utilities:

Room Information

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>5pc Bathroom</b>      | <b>Main</b>     | <b>10`1" x 6`4"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>10`1" x 8`2"</b>  |
| <b>Kitchen</b>           | <b>Main</b>     | <b>10`0" x 12`5"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>12`5" x 10`9"</b> |
| <b>Bedroom</b>           | <b>Basement</b> | <b>10`6" x 15`1"</b> |
| <b>Hall</b>              | <b>Basement</b> | <b>4`9" x 14`10"</b> |
| <b>Laundry</b>           | <b>Basement</b> | <b>3`8" x 11`1"</b>  |

| Room                        | Level           | Dimensions           |
|-----------------------------|-----------------|----------------------|
| <b>Bedroom</b>              | <b>Main</b>     | <b>12`5" x 9`2"</b>  |
| <b>Dining Room</b>          | <b>Main</b>     | <b>10`1" x 8`2"</b>  |
| <b>Living Room</b>          | <b>Main</b>     | <b>12`9" x 15`1"</b> |
| <b>3pc Bathroom</b>         | <b>Basement</b> | <b>5`2" x 6`2"</b>   |
| <b>Family Room</b>          | <b>Basement</b> | <b>8`9" x 16`5"</b>  |
| <b>Kitchen</b>              | <b>Basement</b> | <b>12`6" x 13`1"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>3`5" x 2`5"</b>   |

**Bedroom**                                  **Basement**                                  **12`5" x 19`1"**                                  Legal/Tax/Financial

Title:                                                                                  Zoning:                                                                                  **R-CG**  
**Fee Simple**                                                                                  **4430AC**  
Legal Desc:                                                                                  Remarks

Pub Rmks:                                                                                  **\*\*OPEN HOUSE: NOVEMBER 30 SATURDAY 12PM - 3PM AND DECEMBER 1 2024 SUNDAY 12PM - 3PM\*\***Discover the potential of this **BEAUTIFULLY RENOVATED bungalow** in the vibrant community of Mayland Heights. Offering 5 bedrooms, 2 full bathrooms, this home features a fully finished basement with a separate entrance—roughed in for a kitchen, Set on a generous 50 x 120 lot with desirable R-CG zoning, this property offers endless opportunities for future development, making it a fantastic choice for homeowners and investors alike. Step inside to a tastefully **UPDATED MAIN LEVEL**, showcasing a **BRAND-NEW KITCHEN COMPLETE** with sleek cabinetry, stylish granite countertops, and **NEW STAINLESS STEEL** appliances. The open layout seamlessly flows into the dining area, creating an inviting space perfect for family meals and gatherings. The home shines with **NEW FLOORING** throughout and a bright, **FRESHLY PAINTED** interior, enhancing the natural light from the large windows. Three spacious bedrooms and a fully renovated bathroom complete the main floor, offering modern comfort and style. The lower level features a fully renovated space, including a fourth and fifth bedroom, a cozy living room, and a newly updated bathroom. With **ROUGHED-IN PLUMBING** for a kitchen, the basement is ready for your customization, making it perfect for extended family or guests. The separate entrance provides privacy and the potential for additional living quarters, enhancing the versatility of this home. The basement also includes a dedicated laundry area and ample storage. Set on a quiet, tree-lined street, the property boasts a west-facing front yard and a private, fenced backyard—ideal for outdoor entertaining or relaxation. The back lane access provides extra parking options, adding to the home's convenience. Its **PRIME LOCATION** puts you close to schools, parks, shopping, and public transit, with easy access to downtown Calgary, making it an excellent choice for families and commuters alike. Whether you're searching for a **MOVE-IN-READY** home with modern upgrades and new appliances or looking for a property with potential for additional living space, this renovated bungalow offers endless possibilities. Don't miss the chance to make this stunning home in Mayland Heights your own!

Inclusions:                                                                                  **All appliances listed in the appliance section . There are 2 sets of Refrigerator**  
Property Listed By:                                                                                  **PropZap Realty**

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









