



THE
A-TEAM

**RE/MAX
FIRST**

21 MAYFAIR Road, Calgary T2V 1Y5

MLS®#: **A2187219**

Area: **Meadowlark Park**

Listing Date: **03/11/25**

List Price: **\$865,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **6,049 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,180**
Low Sqft:
Ttl Sqft: **1,180**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 11`8"
Living Room	Main	20`7" x 12`2"
Bedroom	Main	10`5" x 9`2"
Game Room	Basement	23`5" x 14`5"
Bedroom	Basement	13`7" x 12`10"
4pc Bathroom	Basement	11`0" x 9`8"

Room	Level	Dimensions
Dining Room	Main	11`8" x 8`7"
Bedroom - Primary	Main	14`3" x 10`7"
Bedroom	Main	10`5" x 9`8"
Storage	Basement	7`0" x 6`7"
5pc Bathroom	Main	7`8" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

756HA

Remarks

Pub Rmks:

Welcome to this beautifully renovated 1,200 sq.ft. family home, situated on an expansive 6,000 sq.ft. lot in the highly sought-after community of Meadowlark Park. Renowned for its picturesque tree-lined streets, friendly atmosphere, and lush surroundings, Meadowlark Park offers the perfect blend of suburban tranquility and urban convenience, all just a quick 10-minute drive to downtown Calgary! Step inside and immediately appreciate the thoughtfully redesigned interior, highlighted by a stunning, custom chef-inspired kitchen. This exceptional space features exquisite granite countertops, a large island ideal for gatherings, top-of-the-line stainless steel appliances—including a professional-grade gas range—and ample cabinetry illuminated by sleek pot lighting. Enjoy seamless indoor-outdoor living as the kitchen opens directly onto the sunny, southwest-facing deck, perfect for hosting BBQs, casual dining, or simply relaxing in your private outdoor sanctuary. The home boasts four spacious bedrooms, three above ground and two luxurious, fully renovated bathrooms featuring spa-quality finishes, contemporary fixtures, and heated tile floors for added comfort. Recent enhancements include central air conditioning, a high-efficiency furnace, and a new hot water tank, ensuring optimal comfort and efficiency year-round. Outside, you'll find a large double car garage, beautifully landscaped backyard enveloped by mature greenery, providing both privacy and a serene setting under a canopy of trees. Meadowlark Park residents enjoy exceptional proximity to top-rated schools, beautiful parks, shopping hubs like Chinook Centre, diverse dining options, and quick access to major roadways. Meticulously renovated and exceptionally maintained, this home is truly turnkey and ready for your family to move in and create lasting memories!

Inclusions:
Property Listed By:

N/A
Real Broker

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







