

1043 16 Street, Calgary T2E 4S7

Mayland Heights 02/24/25 List Price: \$649,900 MLS®#: A2195499 Area: Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached

Finished Floor Area 1959 Abv Saft: 924

Low Sqft:

924 5,995 sqft Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

0

Ttl Park: 4 2 Garage Sz:

5 (3 2)

2.0 (2 0)

Bungalow

Access:

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Treed Park Feat: Double Garage Detached, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Forced Air Heating:

Sewer:

Ext Feat: Other Construction:

Stucco, Wood Frame, Wood Siding

Flooring:

Carpet, Hardwood, Linoleum

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat: See Remarks

Utilities:

Room Information

Room Level Level Dimensions Dimensions Room **Living Room** 16`0" x 14`0" Kitchen Main 12`6" x 9`11" Main **Dining Room** Main 8'0" x 5'0" Foyer Main 7`0" x 4`0" **Bedroom - Primary** Main 12`8" x 9`11" Main 10'0" x 9'8" Bedroom **Bedroom** Main 9`8" x 7`11" **4pc Bathroom** Main 9`11" x 4`11" **Mud Room** Main 6`0" x 3`0" **Family Room Basement** 15`8" x 12`11" Kitchen **Basement** 12`2" x 9`4" **Pantry Basement** 4`0" x 2`5"

Bedroom Basement 9`11" x 8`6" Walk-In Closet Basement 4`0" x 3`5" 9`3" x 4`11" **Bedroom Basement** 8'6" x 8'6" 4pc Bathroom **Basement** Furnace/Utility Room **Basement** 5'0" x 5'0" Laundry **Basement** 10`0" x 5`0" **Basement** 12`0" x 10`0" Cold Room/Cellar **Basement** 10'0" x 3'8" Storage Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: 4430AC

Remarks

Pub Rmks:

Investor's dream in the sought-after community of Mayland Heights! This bungalow backs onto Deerfoot Athletic park and green space with tennis courts and offers beautiful city views, all while being just minutes from downtown for easy commuting. The main level features original hardwood flooring, large windows, 3 bedrooms, 1 full bathroom, and an updated kitchen with stainless steel appliances. A fully contained, separate-entry illegal suite in the lower level includes 2 bedrooms, 1 bathroom and a kitchen/eating area. There is also a shared laundry/utility room separately accessible by both suites. Outside, enjoy a private treed yard and an oversized heated, insulated and drywalled double detached garage/shop. Located close to schools, shopping, transit and all other amenities with quick access to deerfoot trail. Zoned R-CG this 50'x120' lot with excellent rental income and a prime location for redevelopment is an opportunity you don't want to miss! Shed, Electric stove & Refrigerator in basement

Inclusions:

Property Listed By: RE/MAX Real Estate (Mountain View)

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











