



**GRASSROOTS**  
REALTY GROUP

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1244 18A Street NE  
Calgary, Alberta

MLS # A2219097



**\$689,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** n/a

Tucked away on a quiet, tree lined street in Mayland Heights this beautifully updated bungalow sits on a massive 56' x 120' lot. Inside you'll find everything you're looking for. New windows, flooring and millwork throughout. Fully updated the stylish and spacious kitchen has granite counters and high end appliances which includes a natural gas stove. The primary bedroom area has the most amazing 5 piece ensuite with a stand alone soaker tub, oversized shower and dual vanities. Downstairs you'll find a huge family room area, a third bedroom, a third full bath and a den (could easily be made into another bedroom). The rear entrance on this home is in the perfect location for anyone who wanted to create a basement suite with a separate entrance. The oversized lot features a large concrete patio area and an oversized double garage with a rear driveway between the garage and rear lane for additional parking.