



GRASSROOTS
REALTY GROUP

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1923 Matheson Drive NE
Calgary, Alberta

MLS # A2223071



\$649,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: furniture and stuff in garage negotiable

ORIGINAL OWNERS selling this well cared for home backing onto a mature park. Be the second owners of this bungalow on an oversized lot with amazing landscaping. This home is clean and has been well cared for and upgraded over the years. You can simply move in and enjoy living on a park in a great location with good access to LRT, the Calgary Zoo, Deerfoot Trail and so much more. The front yard is well manicured surrounded by other well maintained properties. The back yard is the oasis the family and many neighbors have spent endless long days and late nights laughing and enjoying the covered pergola, metal awning off garage and the shade of a magnificent towering elm tree. Enjoy a 2 car detached heated garage off of a paved lane. This home needs a new family to make new memories to grow, live, laugh and love. Make it your families home by contacting your real estate professional and tour it today.