



**GRASSROOTS**  
REALTY GROUP

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**1040 16 Street NE**  
**Calgary, Alberta**

**MLS # A2225876**



**\$639,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Freezer in basement, TV in garage, furnace in garage, garage pegboard, 6 cameras.

Welcome to this delightful home nestled on a beautiful, tree-lined street in the highly sought-after community of Mayland Heights. Just minutes from downtown Calgary, this prime location offers the perfect blend of quiet suburban charm and unbeatable urban convenience. Step inside to a warm and inviting living room where original hardwood floors, large windows, and partial views of the downtown skyline create a bright and welcoming atmosphere. The well-appointed kitchen features newer appliances, elegant quartz countertops, and ample workspace—ideal for both everyday living and entertaining. A cozy dining area completes the main living space. The main level also boasts three comfortable bedrooms and a full four-piece bathroom, perfect for families or guests. Downstairs, you'll find a separate-entry lower level with incredible versatility. Enjoy a spacious recreation area, a flexible den/office, an additional bedroom with two windows (non-egress), another full bathroom, and a generous laundry/storage area. What truly sets this property apart is the outdoor oasis. Landscaped with mature trees, hydrangeas, colorful flower beds, and a charming front pond with a fountain, the yard is a serene retreat for nature lovers and entertainers alike. The heated, oversized double detached garage is a dream for hobbyists, mechanics, or anyone needing extra workspace, and there's additional outdoor parking for convenience. Zoned R-CG on a 50' x 120' lot, this property also presents a fantastic redevelopment opportunity in one of Calgary's up-and-coming inner-city neighborhoods. Close to schools, parks, shopping, public transit, and with quick access to Deerfoot Trail, this location truly has it all. Don't miss your chance to own in Mayland Heights—schedule your private showing today!

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