



GRASSROOTS
REALTY GROUP

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1040 16 Street NE
Calgary, Alberta

MLS # A2252563



\$599,900

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

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

Inclusions: TV in garage, furnace in garage, garage pegboard, 6 cameras. Fridge/washer/dryer/freezer are negotiable

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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