



GRASSROOTS
REALTY GROUP

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923 Middleton Drive NE
Calgary, Alberta

MLS # A2253029



\$630,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,421 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home

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

Inclusions: Stand up freezer in the laundry room

This 3-bedroom, 2-bathroom bi-level in Mayland Heights offers a large open layout, a walk-out basement, and views of both downtown and the mountains. With multiple living areas inside and outdoor spaces on both levels, there is plenty of room to relax and entertain. The main floor features a bright front living room, a dining area that connects to the kitchen, and a family room with a wood-burning fireplace and access to the upper patio where you can enjoy a scenic backdrop including the city skyline. The primary bedroom is a spacious retreat created by merging two bedrooms and could be re-partitioned to create two bedrooms on the upper level if desired. A newly renovated 3-piece bathroom with walk-in shower is adjacent. Flooring on this level is a mix of hardwood, linoleum, and carpet, with hardwood likely under much of the carpet. Custom window coverings are also included. The walk-out basement adds two bedrooms, a 4-piece bathroom, and a versatile rec room with large windows for natural light. The laundry area includes a full fridge and the storage room offers extra space along with a large chest freezer. From here there is direct access to the backyard, the walk-out patio with swing, and the single-car garage. This property has had only two owners, with the same family caring for it for more than 50 years. The location is 5.7 km from Calgary's downtown core with quick access west to the mountains. The Bow River, pathways, the Calgary Zoo, and TELUS Spark are nearby along with parks and two schools. The west-facing backyard captures afternoon sun for a welcoming outdoor space. Shopping, restaurants, Deerfoot Trail, the Trans-Canada Highway, and the LRT are also close by. This is an excellent opportunity to own a home with space and a great location. Book your private showing today.

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