



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**603 Mariposa Place
Calgary, Alberta**

MLS # A2264176



\$639,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,432 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas, Space Heater, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Separate Entrance		

Inclusions: n/a

First time this family home has been on the market in 60 years! Beautifully maintained, freshly painted bungalow on a corner lot in a cul-de-sac featuring extensive woodwork, hardwood floors, and over 2,500 sq. ft. of total living space with separate furnaces for up and down. The main floor offers 4 spacious bedrooms, 2 full bathrooms, a dedicated office, and convenient main floor laundry as well as your southwest facing sunroom overlooking Calgary's downtown skyline! The fully finished basement includes two separate entrances, massive living and rec areas, multiple flex/office spaces and great storage plus a full bathroom and rare indoor jacuzzi room. Enjoy outdoor living with a southwest-facing backyard and a rare rooftop patio boasting stunning downtown views. Irrigation system, recently built large deck for entertaining, fire pit and patio area, all next to a new oversized double detached garage. Excellent opportunity for families, investors, or those seeking multi-generational living. Close to schools, parks, shopping and more, this is a truly unique home!