



GRASSROOTS
REALTY GROUP

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515 Murray Place NE
Calgary, Alberta

MLS # A2266617



\$589,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Situated on a quiet cul-de-sac in Mayland Heights, this bright and inviting home offers the perfect mix of functionality, warmth, and location. Inside, you'll find Scandinavian slat accents throughout, hardwood flooring on the main level, and large north-facing windows that fill the home with natural light. The main floor features two comfortable bedrooms and a bright four-piece bathroom with a floating vanity and modern finishes. The kitchen is generous in size with open shelving, ideal for cooking or entertaining. Downstairs offers two additional bedrooms and a spacious bonus room with cozy cabin-style vibes — perfect for a family room, games area, or home theatre. The lower level also enjoys bright windows and a separate entrance accessed from the backyard, offering excellent flexibility for future development or suite potential. This home has seen numerous important updates, including newer vinyl windows (2020), furnace and hot water tank (2020), dishwasher (2023), garage door (2020), and a garage roof membrane replaced in 2020 — providing comfort, efficiency, and peace of mind for years to come. The garage also features rooftop access, where you can enjoy open views of the community. Located on a peaceful residential street away from higher-density areas, this home is surrounded by parks, dog-friendly greenspaces, and bike pathways connecting to Nose Creek Trail. Enjoy quick access to Deerfoot Trail, Barlow Trail, and 16th Avenue, plus nearby attractions like the Calgary Zoo and TELUS Spark Science Centre — all just minutes from downtown.