



**507 McIntosh Road NE
Calgary, Alberta**

MLS # A2299147



\$569,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	985 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Shed in backyard

**** OPEN HOUSE SATURDAY April 11th 1pm - 3pm **** Welcome to this beautifully renovated bungalow in the sought-after community of Mayland Heights, offering 1,946 sqft of developed living space on a large 5,500 sqft R-CG zoned lot. Perfectly positioned on a quiet street just minutes to downtown Calgary, this property presents an exceptional opportunity for first-time buyers, families, and investors alike. The main floor welcomes you with a bright and spacious living room highlighted by a large bay window that fills the space with natural light. Vinyl plank flooring flows seamlessly throughout the home, maximizing the homes contemporary and modern feel. The custom kitchen is both stylish and functional, featuring ample cabinet space, ceramic tile finishes, and a large window above the sink overlooking the expansive west-facing backyard. The kitchen and dining area connect effortlessly, making it ideal for everyday living and entertaining. This level is complete with three generously sized bedrooms and a well-appointed 4-piece bathroom. The fully developed basement offers exceptional additional living space, featuring a spacious recreation room and a separate family room with a cozy free-standing gas fireplace tucked neatly into the corner. A fourth bedroom, 3-piece bathroom, utility room with washer and dryer, and extensive storage space add even more versatility to the home. One of the standout features of this property is the separate side entrance with private access, creating excellent potential for a future suite development. The desirable R-CG zoning further enhances the long-term investment appeal, opening the door to future redevelopment or income-generating possibilities. An additional electrical sub-panel has also been wired for a proposed hot tub. Outside, enjoy the fully fenced west-facing backyard complete with a fire pit, plenty of room for outdoor

entertaining, and ample space to build a future garage. Located within walking distance to parks, schools, and restaurants, and only minutes from downtown, this property combines inner-city convenience with quiet residential living.