



GRASSROOTS
REALTY GROUP

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504 Murphy Place NE
Calgary, Alberta

MLS # A2160283



\$719,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversi		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: n/a

OPEN HOUSE SUNDAY SEPTEMBER 01, 2024 from 1-330 PM. Welcome to this 1055 square foot bungalow with a developed basement. The kitchen boasts plenty of cabinets, a pantry and an eating area. The living and dining room plus all three main floor bedrooms have oak hardwood flooring. The basement has a massive family room with a free standing wood burning stove, fourth bedroom, 3 piece bathroom and a very large storage room. Updates over the years include newer soffit, fascia, shingles (2014), furnace (2007) and hot water tank. The highlight of this property is the extraordinary 10,516 square foot pie shaped lot. It would be a great development property with the recent blanket rezoning bylaw approved by the City of Calgary. It is located on a quiet cul-de-sac with a huge treed back yard, RV parking, 22 x 26 double detached garage, also extra vehicle parking, patio with an outdoor fire pit. Close to schools, shopping and a short commute to downtown and the airport.