

924 Mayland Drive NE
Calgary, Alberta

MLS # A2259273

\$569,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Rec		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

Priced reduced \$30,000! An exceptional detached home located on a quiet street in the desirable community of Mayland Heights, one of Calgary's best kept secrets. The moment you enter, you'll appreciate the open and inviting floor plan with vaulted ceilings and gleaming original hardwood floors, perfect for relaxed family living and entertaining guests. The spacious kitchen with an adjacent dining area is ideal for both casual family meals and formal dinner gatherings. The home has many features. Including 3 very large bedrooms, partial views of downtown and mountains from the front living room window, a developed basement which can be easily suited pending municipal approval and an oversized single garage with a paved back alley. Recent renovations include a freshly painted interior, a new furnace with central air conditioning completed in 2024, a sealed membrane roof completed in 2019, poured front side walk, newer triple glazed windows, vinyl siding, fascia, soffit and eave troughs. Meticulous maintained by it's original owners, this home is ready for your personal touch and design updates to make it truly your own. Located only steps away from elementary and junior high schools, public transportation, shopping and many other amenities, this home provides the best of both lifestyle and location. Mayland Heights is also situated to major routes for quick access throughout the city. Don't miss this opportunity to make this attractive property your home.