



727 Macleay Road NE
Calgary, Alberta

MLS # A2306924



\$560,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Attention Investors and Urban Visionaries: A property of this strategic caliber rarely enters the open market. Positioned with elite proximity, less than 10 minutes from the high-energy pulse of Bridgeland and under 15 minutes from the Downtown Financial District, this Mayland Heights bungalow is the ultimate 'Central Command' for those who value time and access. Whether you are seeking a primary residence with 'unshakeable' fundamentals or a high-yield investment/Airbnb opportunity near the world-famous Stampede grounds, the location alone makes this a 'front-runner' for your next acquisition. The 'infrastructure' of this home is arguably the most secure in the community. You can invest with total confidence knowing the heavy lifting has already been completed: the furnace, hot water tank, Lux windows, and exterior doors were all commissioned in 2019, with the high-efficiency central A/C added in 2020 and a 50-year Century Roofing system protecting your assets since 2012. But the true 'policy-maker' here is the storage. Forget the parking crisis of the inner city; this property offers a massive double car detached garage, a dedicated RV parking pad for your largest adventures, and limitless street parking for your guests, a rare logistical advantage in the heart of Calgary. Featuring a solid main-floor footprint and a massive lot ready for your creative legacy, this isn't just a home; it's a strategic move for your future. The market waits for no one, veto the ordinary and secure this Mayland Heights gem before the opportunity is gone!