



GRASSROOTS
REALTY GROUP

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2328 Munro Drive NE
Calgary, Alberta

MLS # A2310562



\$739,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,586 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lawn, Rectangular Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage		

Inclusions: Basement refrigerator, office desk

OPEN HOUSE - Sunday, June 14, 1:00PM to 3:00PM - Welcome to this beautiful bungalow in the established community of Mayland Heights, where exceptional curb appeal meets impeccable design and thoughtful updates. From the moment you arrive, you'll be captivated by the charming south facing front deck, perfect for relaxing and enjoying the neighborhood ambiance. Undergoing a previous renovation and addition, the main floor of this bungalow measures an impressive 1586 square feet with an additional 888 sf developed in the basement. The welcoming front foyer displays the incredible woodwork throughout the home including hardwood floors, spindle railings, built-in cabinetry and more. To the left a sunken family room offers a flex space for entertaining, while to the right an inviting living room filled with natural light includes an impressive feature wall with gas fireplace, stone surround and hearth, bookshelves, and a mirror above the mantel. The updated kitchen includes a centre island, granite counters, stainless steel appliances and ample cabinetry and workspace. The sunny breakfast nook includes a garden door allowing access to the fantastic front deck to relax with your morning coffee. Down the hall past the updated 4-piece bath are 3 spacious bedrooms including a large primary retreat and another being used as a home office. The lower level provides outstanding additional living space with a huge rec room including another stone fireplace surrounded by built-ins. There is another bedroom (not legal egress), home office and a 3-piece bathroom. A large storage area includes laundry and mechanical with high efficiency furnace and hot water tank both installed in 2023. A secondary furnace and an additional 200 sf of storage space are accessible below the addition (not shown on floor plan). Outside, a 24 x 24 oversized and heated double garage is

adjacent to a large RV parking pad all backing onto the paved back lane. A Multi zone sprinkler irrigation and central air conditioning are also included. Pride of ownership is evident throughout with well-kept finishes and a warm, comfortable atmosphere. Located in the heart of Mayland Heights, this property offers exceptional access to downtown Calgary, major roadways, parks, schools, shopping, transit, and walking paths. A fantastic opportunity to own a solid, well-cared-for home in a central, established neighbourhood with tremendous long-term value.