



GRASSROOTS
REALTY GROUP

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115 Maunsell Close NE
Calgary, Alberta

MLS # A2314612



\$574,888

Division:	Mayland Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,094 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	shed		

Beautiful 4-level split home featuring 4 bedrooms — 3 on the upper level and 1 on the lower level — plus a fully finished walk-up basement complete with a kitchen, bedroom, bathroom, and separate entrance, offering excellent rental income potential. This well-maintained home with vaulted ceilings, includes fully renovated bathrooms, new windows, new roof, and modern hardwood & laminated and ceramic tiles flooring throughout. Located on a quiet cul-de-sac, the property also offers a double detached garage, back alley access, additional front parking pad, and plenty of parking space. The spacious primary bedroom features its own ensuite bathroom, while all bedrooms are generously sized with a fully renovated bathroom. The laundry area is conveniently located on the lower level, making it easily accessible for both the main floor occupants and potential basement tenants. A fantastic opportunity for families or investors looking for a move-in-ready home with mortgage helper potential.