



**72 Massey Place SW**  
**Calgary, Alberta**

**MLS # A2317202**



**\$2,500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mayfair  |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 2,606 sq.ft.                                       | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Drive Through, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.31 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                               |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, See Remarks, Vaulted Ceiling(s) |                   |      |

**Inclusions:** All appliances are sold as is, where is.

First time offered to market, this exceptional property presents a rare opportunity in one of Calgary's most prestigious inner-city communities. Situated on an extraordinary 13,000+ sq. ft. lot in coveted Mayfair, this lovingly maintained walkout bungalow has been cherished by its original owners and offers over 4,400 sq. ft. of developed living space along with endless possibilities for its next chapter. The existing residence has been meticulously cared for throughout the years and provides exceptional space, functionality, and a solid foundation for future updates. A beautiful sunny west-facing courtyard creates a private outdoor retreat, while the rare combination of an oversized attached double garage and an oversized detached double garage offers outstanding flexibility for vehicles, hobbies, storage, and workshop space. Set amidst beautifully landscaped grounds and a canopy of mature trees, the property offers a sense of privacy and tranquility rarely found in an inner-city setting. Whether you envision a thoughtful renovation, a complete reimagining of the existing home, or the creation of a custom estate residence, the possibilities are truly remarkable. Large parcels of this size are seldom available in Mayfair, making this a unique opportunity to secure a premier property in one of Calgary's most sought-after neighbourhoods.