



GRASSROOTS
REALTY GROUP

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1032 Mayland Drive NE
Calgary, Alberta

MLS # A2339691



\$649,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,760 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Recessed Lighting, Storage		

Inclusions: N/A

WELCOME TO MAYLAND HEIGHTS! This well-maintained family home is ideally located close to schools, shopping and amenities with easy access to Deerfoot Trail. This unique 4-level split offers 4 bedrooms and 2 full bathrooms with plenty of room for the whole family. The layout provides a great mix of functionality and character. The updated kitchen and charming 3-season sunroom create inviting spaces for everyday living and entertaining. A home with this layout and space is a rare find in Mayland Heights. Step outside to a large private backyard that is perfect for weekend barbecues and family gatherings. Mature landscaping adds to the charm and privacy. The property offers plenty of parking, including a dedicated pad suitable for a trailer. The home has seen numerous updates, including a brand-new electric stove (2026), refrigerator (2026), hot water tanks (2024), new roof (2021), main-level interior paint (2026), and exterior paint (2026). The attic vermiculite asbestos abatement was completed in 2021, along with upgraded R-50 attic insulation for added peace of mind and energy efficiency. Don't miss this rare opportunity in Mayland Heights—book your private showing today!