



GRASSROOTS
REALTY GROUP

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1423 16 Street NE
Calgary, Alberta

MLS # A2347777



\$749,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,435 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Boiler, High Efficiency, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Separate Entrance, Storage, Tankless Hot Water		

Inclusions: Upper deck roll-down shades

A RARE MAYLAND HEIGHTS OPPORTUNITY! This is not your average 1950s bungalow. Set on a 50' x 120' R-CG lot backing directly onto Deerfoot Athletic Park, this exceptionally large 5-bedroom, 2-bath raised bungalow offers 2,785 sq.ft. of finished living space, incredible west-facing views, mature trees, and outstanding flexibility for homeowners, investors, or multi-generational living. Perfectly suited into two expansive living areas, the home stands apart for its scale, light, character, and unique mid-century design. The upper level spans 1,435 sq.ft. and is filled with natural light, featuring original hardwood, oversized windows, a striking stone fireplace, and a dramatic dual-height flat-roof design with soaring 10'3" ceilings through the main living area and 8' ceilings through the bedroom wing. The spacious updated kitchen includes newer appliances, while three generous bedrooms and an updated full bathroom complete the main floor. The 1,349 sq.ft. raised lower level feels remarkably bright thanks to large above-grade windows and its own full-height exterior entrance. This illegal suite includes an enormous sun-filled living room, an updated kitchen, two large bedrooms, updated bathroom, and access to a shared laundry/storage room, creating excellent rental, extended-family or mortgage-helper potential. A major 2026 mechanical upgrade added a Rinnai high-efficiency natural-gas condensing combination boiler, providing whole-home, multi-zone radiant heating and on-demand hot water in one compact system. A professional inspection of the two-tiered flat roof and drainage systems was completed in August 2026 with no issues identified. Outside, the setting is exceptional. A sunny, private, fully-fenced west-facing backyard with new grass, mature trees and gardens, covered lower patio, brick fireplace, and a full-width raised

covered deck with roll-down sun shades make it the ideal place for playing, lounging, and taking in the city views and glorious sunsets to the west. The detached double garage offers 409 sq.ft. of enclosed parking, upper attic storage and back alley access, with the fields, courts and ball diamonds of Deerfoot Athletic Park just beyond. Additional highlights include widened exterior doors and landings, front driveway, abundant storage, and hardwood floors ready to be refinished to your taste. Live up and rent down, hold as a highly marketable income property, renovate into a spectacular single-family home, or explore the redevelopment possibilities of this large inner-city lot. Located just minutes from downtown Calgary with immediate access to Deerfoot Trail, 16th Avenue, transit, schools, shopping, amenities and more, this standout property in a prime Mayland Heights location won't last long.