



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1015 Mackid Road NE
Calgary, Alberta

MLS # A2348810

\$539,500

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE October 10 from 1:00-3:00 On the market for the very first time! This original owner bungalow in Mayland Heights has been well cared for, and the important updates are already done: newer asphalt shingles (within the last 5 years), attic insulation upgraded to R40, a maintenance-free aluminum and vinyl fence and underground sprinklers. The main floor has hardwood flooring, fresh neutral paint, a big picture window, mid-century built-ins, three bedrooms and a 3-piece bath. A separate rear entrance leads to the fully finished lower level with a large rec room and built-in bar, a desk area, a den, a second 3-piece bath, laundry and storage. Car and hobby lovers will appreciate the insulated and heated double garage with 240V power, plus a large concrete double parking pad off the paved lane, all on a 5,404 sq ft lot. The kitchen, furnace and windows are original, and the layout lends itself well to a renovation: open up the main living area, turn one of the bedrooms into a primary ensuite, or use the rear entrance to develop a secondary suite (subject to City of Calgary approval). Established in the early 1960s, Mayland Heights is an inner-city community with mature trees, generous lots and back lanes. You are close to schools for all grade levels, including Mayland Heights School, as well as parks, shopping, the Calgary Zoo and CTrain stations, with quick access to downtown via Deerfoot, Memorial Drive and 16 Avenue. Homes like this do not come up often. Book your showing today and bring your vision!