



**GRASSROOTS**  
REALTY GROUP

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911 17A Street NE  
Calgary, Alberta

MLS # A2350559

**\$549,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,033 sq.ft.                                                              | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot     |               |                   |

|                    |                                           |                   |      |
|--------------------|-------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Separate Entrance |                   |      |

**Inclusions:** 1 garage door remote, all wood work benches and wood shelving in the basement and the garage, 1 set of keys,

Full of character, potential and possibilities, this charming 1959 mid-century bungalow offers an exciting opportunity to own a detached home in the established community of Mayland Heights. Set on an elevated 50' x 120' lot, the home features 1,033 sq. ft. on the main floor with 3 bedrooms, a 3-piece bathroom with an updated walk-in shower, a functional kitchen, dedicated dining area and a bright, comfortable living room. A full basement footprint offers plenty of additional space and future potential, while a separate side entrance provides direct access to the basement, opening the door to a variety of possibilities for buyers looking to renovate, reimagine or add value over time. The elevated, tiered lot offers even more opportunity—renovate the existing home, hold and rent, explore adding a second storey with the potential for downtown and mountain views, or consider future redevelopment. Outside, the west-facing backyard features a spacious deck, grassy, flat yard space and a garden plot, while the single detached garage is complemented by a generous driveway with room to park up to 3 additional vehicles. The location makes everyday city living exceptionally convenient, with the 8 Avenue flyover at the end of the street providing a direct connection into Renfrew and Bridgeland, while the Calgary Tower is approximately 5 km away and the Calgary Zoo and TELUS Spark Science Centre are approximately 2 km away or a quick 5-minute bike ride. Family Foods, neighbourhood parks and schools are all within walking distance, putting daily essentials close to home while downtown is just minutes away. Whether you're a first-time buyer looking for an attainable entry into Calgary's detached housing market, an investor searching for a property with multiple paths forward, or a renovator ready to bring a mid-century home into its

next chapter, this is a property with great bones, an excellent lot and plenty of room to make it your own.