

**1044 Mayland Drive NE
Calgary, Alberta**

MLS # A2253007



\$649,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: NA

****OPEN HOUSE | SAT SEPT 13, 2-3:30PM**** Welcome to this beautifully renovated and well-maintained bungalow in the quiet and desirable community of Mayland Heights! With almost 2,000 SQFT of total developed living space, this home offers the perfect blend of classic charm and modern upgrades. The main level features just under 1,000 SQFT and showcases original hardwood flooring, solid fir doors, and all-new lighting (2024), adding warmth and character throughout. The renovated open-concept kitchen is a standout, featuring all-new appliances (2023) and sliding glass doors that lead directly to a large private backyard deck. A privacy wall on the balcony makes the outdoor space feel especially quiet and secluded...perfect for relaxing or entertaining. Plus, enjoy partial downtown rooftop views from the front balcony and living room! This home includes 4 bedrooms and 2 full bathrooms, ideal for families of all sizes. The finished basement offers a spacious family room, a fourth bedroom, an updated 3-piece bathroom, and a large laundry/storage area complete with washer and dryer (2023). Additional recent upgrades include: Fresh paint throughout (2024), New blinds on all windows (2024), New hot water tank (2023), New bathroom fan (2025), Furnace with replaced motherboard and fan motors (2024), Central air conditioning for year-round comfort. The oversized lot comfortably accommodates a double detached garage with back alley access, potential RV parking, a garden shed, and still leaves plenty of room for a spacious backyard...perfect for kids, pets, or outdoor entertaining. Located on a quiet street, this home is within walking distance to schools and transit, while staying tucked away from busy roads for a peaceful, low-traffic atmosphere. With immediate possession available, this is your chance to move into one of Calgary's most established

neighborhoods....don't miss out!