



1040 16 Street Calgary Alberta

\$659,900

****Open House, Sunday June 22nd 1-3pm**** Welcome to this delightful home nestled on a beautiful, tree-lined street in the highly sought-after community of Mayland Heights. Just minutes from downtown Calgary, this prime location offers the perfect blend of quiet suburban charm and unbeatable urban convenience. Step inside to a warm and inviting living room where original hardwood floors, large windows, and partial views of the downtown skyline create a bright and welcoming atmosphere. The well-appointed kitchen features newer appliances, elegant quartz countertops, and ample workspace—ideal for both everyday living and entertaining. A cozy dining area completes the main living space. The main level also boasts three comfortable bedrooms and a full four-piece bathroom, perfect for families or guests. Downstairs, you'll find a separate-entry lower level with incredible versatility. Enjoy a spacious recreation area, a flexible den/office, an additional bedroom with two windows (non-egress), another full bathroom, and a generous laundry/storage area. What truly sets this property apart is the outdoor oasis. Landscaped with mature trees, hydrangeas, colorful flower beds, and a charming front pond with a fountain, the yard is a serene retreat for nature lovers and entertainers alike. The heated, oversized double detached garage is a dream for hobbyists, mechanics, or anyone needing extra workspace, and there's additional outdoor parking for convenience. Zoned R-CG on a 50' x 120' lot, this property also presents a fantastic redevelopment opportunity in one of Calgary's up-and-coming inner-city neighborhoods. Close to schools, parks, shopping, public transit, and with quick access to Deerfoot Trail, this location truly has it all. Don't miss your chance to own in Mayland Heights—schedule your private showing today! (id:6769)

Family room 24.00 Ft x 10.33 Ft

Bedroom 14.92 Ft x 10.33 Ft

Bedroom 13.25 Ft x 11.67 Ft

4pc Bathroom 10.33 Ft x 5.25 Ft

Furnace 5.67 Ft x 5.17 Ft

Laundry room 5.00 Ft x 5.00 Ft

Living room 16.92 Ft x 11.92 Ft

Dining room 10.00 Ft x 8.00 Ft

Foyer 6.00 Ft x 4.00 Ft

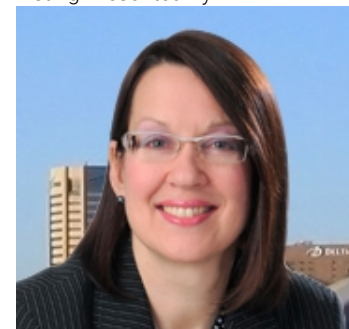
Primary Bedroom 13.00 Ft x 10.00 Ft

Bedroom 10.67 Ft x 8.92 Ft

Bedroom 10.33 Ft x 9.00 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.sellingcalgaryrealestate.ca/>

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Storage

12.17 Ft x 9.00 Ft

Storage

5.33 Ft x 4.25 Ft

Kitchen

12.92 Ft x 10.33 Ft

3pc Bathroom

8.92 Ft x 4.92 Ft

Other

4.92 Ft x 2.92 Ft