



2231 Murphy Road Calgary Alberta

\$579,900

~~~Opportunity Knocks - Transform This Corner Lot Bungalow!~~~ | 4 BED + DEN - 2 BATH | 1,007 SQFT | R-CG ZONING | BACK ALLEY ACCESS | CLOSE TO SCHOOLS & AMENITIES | Fantastic opportunity to create your own vision and design on this fantastic lot in the community of Mayland Heights. ==MAIN FLOOR== As you enter, the foyer leads to a spacious living area featuring a large, bright window and hardwood floors beneath the carpet. At the heart of the home is a spacious kitchen with a dining area, offering great future potential for redesign. This level also includes three bedrooms and one full bath. A separate side entrance provides convenient access to the lower level. \_\_BASEMENT\_\_ Features an open recreation room, a spacious utility room, a bedroom, a den, and a 3-piece bath. --OUTSIDE-- The corner lot offers ample green space, along with a single detached garage with back alley access. [[THE COMMUNITY]] Enjoy superb connectivity, with close proximity to K-9 schools, easy access to playgrounds, parks, and shopping. This is an amazing location with incredible future potential. It won't last long, so book your private showing today! (id:6769)

Bedroom 7.83 Ft x 12.17 Ft

Den 11.17 Ft x 8.00 Ft

Recreational, Games room 13.00 Ft x 29.08 Ft

3pc Bathroom Measurements not available

Primary Bedroom 11.50 Ft x 13.75 Ft

Bedroom 13.00 Ft x 9.33 Ft

Bedroom 9.42 Ft x 9.25 Ft

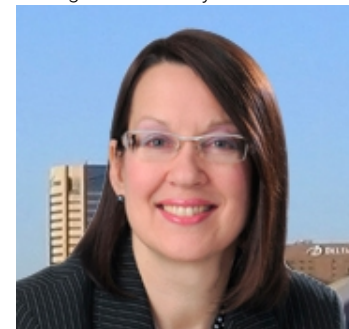
4pc Bathroom Measurements not available

Kitchen 11.50 Ft x 8.75 Ft

Dining room 11.50 Ft x 6.17 Ft

Living room 13.50 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

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

# RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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

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