



816 Matador Crescent Calgary Alberta

\$599,900

Opportunity Knocks in Mayland Heights! Whether you're looking for a fantastic family home or your next investment, this property is bursting with potential and possibilities. With 4 bedrooms, 2 full bathrooms, and a fully developed basement featuring a cozy fireplace and separate entrance, the layout offers endless flexibility. Whether you're dreaming of extra living space, room for guests, or the freedom to shape your next chapter -- this home adapts to your needs. Step outside and enjoy a large, fenced backyard--perfect for summer gatherings, gardening, or relaxing around a firepit. Need more space? The oversized single garage (insulated and drywalled), plus a 10' x 8' metal garden shed, offers all the storage you need for tools, toys, or hobbies. A newer garage door and opener add extra peace of mind. Inside, you'll find thoughtful touches throughout: updated windows in the kitchen, bathroom, and bedrooms; a large laundry room with sink and workbench; and a hot water tank replaced in 2018. The home also features IKO fiberglass shingles, continuous eaves with gutter guards, and a wide paved back alley for easy access. Enjoy beautiful west-facing views of the city skyline and mountains from your bright front room. The home sits directly across from a charming green space, with plenty of street parking and the amenities of Mayland Shopping Centre just steps away! Location is everything--and this one delivers. You're within walking distance of French Immersion, arts-centered learning, and charter schools, as well as three churches, a community center, and multiple bus routes with quick access to Max Bell C-Train Station. Plus, you're just minutes from the Calgary Zoo, TELUS Spark, and scenic bike trails. Whether you're looking to move in, rent out, or hold for future redevelopment, this is a smart opportunity in a well-connected inner-city neighborhood. (id:6769)

3pc Bathroom 5.42 Ft x 5.92 Ft

Bedroom 8.75 Ft x 17.58 Ft

Recreational, Games room 26.00 Ft x 18.83 Ft

Living room 12.50 Ft x 17.00 Ft

Dining room 10.83 Ft x 8.50 Ft

Kitchen 10.33 Ft x 15.33 Ft

Bedroom 10.33 Ft x 11.17 Ft

Bedroom 13.00 Ft x 9.17 Ft

Primary Bedroom 13.08 Ft x 10.92 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Listing Presented By:



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