

1423 16 Street Calgary Alberta

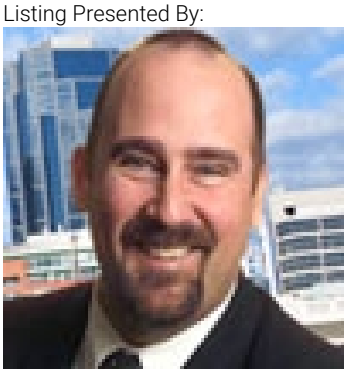
$699,000

A RARE MAYLAND HEIGHTS OPPORTUNITY! This is not your average 1950s bungalow. Set on a 50' x 120' R-CG lot backing directly onto Deerfoot Athletic Park, this exceptionally large 5-bedroom, 2-bath raised bungalow offers 2,785 sq.ft. of finished living space, incredible west-facing views, mature trees, and outstanding flexibility for homeowners, investors, or multi-generational living. Perfectly suited into two expansive living areas, the home stands apart for its scale, light, character, and unique mid-century design. The upper level spans 1,435 sq.ft. and is filled with natural light, featuring original hardwood, oversized windows, a striking stone fireplace, and a dramatic dual-height flat-roof design with soaring 10'3" ceilings through the main living area and 8' ceilings through the bedroom wing. The spacious updated kitchen includes newer appliances, while three generous bedrooms and an updated full bathroom complete the main floor. The 1,349 sq.ft. raised lower level feels remarkably bright thanks to large above-grade windows and its own full-height exterior entrance. This illegal suite includes an enormous sun-filled living room, an updated kitchen, two large bedrooms, updated bathroom, and access to a shared laundry/storage room, creating excellent rental, extended-family or mortgage-helper potential. A major 2026 mechanical upgrade added a Rinnai high-efficiency natural-gas condensing combination boiler, providing whole-home, multi-zone radiant heating and on-demand hot water in one compact system. A professional inspection of the two-tiered flat roof and drainage systems was completed in August 2026 with no issues identified. Outside, the setting is exceptional. A sunny, private, fully-fenced west-facing backyard with new grass, mature trees and gardens, covered lower patio, brick fireplace, and a full-width raised covered deck with roll-down sun shades mak...

Living room/Dining room 20.50 Ft x 15.08 Ft
Other 12.50 Ft x 10.42 Ft
Bedroom 12.58 Ft x 10.83 Ft
Bedroom 11.08 Ft x 12.42 Ft
4pc Bathroom 8.92 Ft x 5.08 Ft
Laundry room 12.75 Ft x 14.08 Ft

Living room 21.17 Ft x 16.17 Ft
Kitchen 13.08 Ft x 14.08 Ft
Dining room 9.58 Ft x 11.00 Ft
Primary Bedroom 13.08 Ft x 11.17 Ft
Bedroom 11.67 Ft x 11.17 Ft
Bedroom 11.67 Ft x 10.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Furnace 11.33 Ft x 8.25 Ft

Foyer 16.17 Ft x 4.00 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft