



# 1939 Matheson Drive Calgary Alberta

\$599,900

Welcome to the desirable and convenient area of Mayland Heights. This charming Bungalow home is situated on a quiet street with numerous and beautiful mature trees. Excellent holding property; rent the entire property right away or live up and rent down. Currently operating as a successful Airbnb, bringing in an average of \$3,000 per month in rental income! Very functional layout with separate entrance and separate laundry. Brand new LEGAL 3 bedrooms basement suite. Separate heating systems for the basement and main floor for energy efficiency. The main floor features a spacious living room, dining room, a big bright kitchen with tons of cabinets and windows, 3 good sized bedrooms, and a full bath. Backyard is large and sunny with oversized single detached garage. Backs onto beautiful green space, providing a peaceful and private backyard oasis RV parking and a large driveway with covered parking. Close to schools and bus route. Easy to show and immediate possession is available. Don't miss out on this unique and immediate income producing property! (id:6769)

Bedroom 11.58 Ft x 11.83 Ft  
 Bedroom 13.42 Ft x 9.33 Ft  
 Bedroom 10.83 Ft x 12.75 Ft  
 Kitchen 19.42 Ft x 14.83 Ft  
 1pc Bathroom 3.42 Ft x 4.75 Ft  
 3pc Bathroom 4.92 Ft x 9.33 Ft  
 Primary Bedroom 10.17 Ft x 11.25 Ft

Bedroom 9.50 Ft x 11.25 Ft  
 Bedroom 10.17 Ft x 8.75 Ft  
 Living room 19.75 Ft x 12.00 Ft  
 Other 7.17 Ft x 6.42 Ft  
 4pc Bathroom 4.33 Ft x 8.75 Ft  
 Other 19.83 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bravo Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca