# \$849,900 - 11 Mayfair Road Sw, Calgary

MLS® #A2094831

## \$849,900

5 Bedroom, 2.00 Bathroom, 1,289 sqft Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

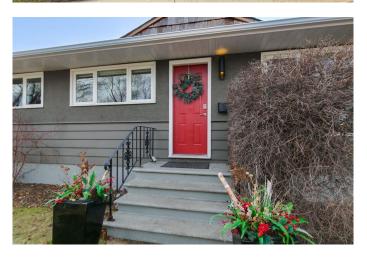
Welcome to this fully renovated bungalow situated in the highly sought-after community of Meadowlark Park. As you step inside, the open living area welcomes you, featuring a spacious living room and a beautiful kitchen with custom cabinetry, high end appliances, granite countertops with an island, and a stunning two-sided fireplace that's perfect for cozying up during the winter months. The main floor boasts three bedrooms and an updated four-piece bathroom. Moving down to the lower level, two more spacious bedrooms await, one of which could be used as an office, along with a massive recreation room complete with a bar area- perfect for entertaining. Outside, the yard features a large tiered deck, ideal for enjoying the summer months.

This stunning home has undergone extensive updates over the years, including a new furnace, new on-demand water heater (Rinnai), new windows (including two egress windows in the lower level), a new garage door, a Napoleon two-sided fireplace, a full kitchen renovation, gas lines to the kitchen and exterior for BBQ, a fence (2014), air conditioning (2018), a deck (2019), a radon mitigation system (2020), mudroom cabinets (2020), new roofs, soffits, and eaves (Nov 2023). The home is a mix of copper and PEX plumbing and copper wiring.

The location is unbeatable, with just a







10-minute walk to the Glenmore Reservoir and a 5-minute walk to Chinook Mall. Downtown is only a 10-minute drive away, or you can take a 20-minute bike ride. With easy access to everywhere in the city, this is truly an inner city gem that you don't want to miss!

#### Built in 1955

## **Essential Information**

MLS® # A2094831
Price \$849,900
Sold Price \$875,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,289 Acres 0.14 Year Built 1955

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 11 Mayfair Road Sw Subdivision Meadowlark Park

City Calgary
County Calgary
Province Alberta
Postal Code T2V 1Y5

## **Amenities**

Amenities None Parking Spaces 1

Parking Single Garage Detached

#### Interior

Interior Features Bar, Granite Counters, Kitchen Island, See Remarks, Tankless Hot

Water

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Double Sided, Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed November 23rd, 2023

Date Sold December 1st, 2023

Days on Market 8

Zoning R-C1 HOA Fees 50.00 HOA Fees Freq. ANN

## **Listing Details**

Listing Office REAL ESTATE PROFESSIONALS INC.

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