

\$675,000 - 1916 9a Avenue Ne, Calgary

MLS® #A2162045

\$675,000

4 Bedroom, 2.00 Bathroom, 1,063 sqft
Residential on 0.15 Acres

Mayland Heights, Calgary, Alberta

Welcome to your dream home nestled in the Elm tree-lined streets of Mayland Heights! This beautifully upgraded bungalow offers the perfect combination of modern living and timeless charm in a quiet, family-friendly neighbourhood. The bright and airy main floor features a high-end decorative ceiling in the living room, a dining area, a fully upgraded dream kitchen with stainless steel appliances, lots of cabinets, floating wood shelves, a pull-out pantry, and a stunning bay window. The extra-large master bedroom and a generous secondary bedroom are complemented by a beautifully updated four-piece bathroom with ample storage space. The fully developed lower level offers two additional bedrooms, a second kitchen, a three-piece bathroom, a spacious laundry room with a wash basin, a utility room with storage area & built-in shelves. Ideal for rental income, guests, or extended family. Enjoy the convenience of both an attached single garage and a detached oversized double garage (insulated). The professionally landscaped backyard is a private oasis, complete with an oversized treated deck, covered patio, two raised garden beds, low-maintenance artificial turf grass and putting green. Perfect for hosting and relaxing! Recent improvements include a new roof, fascia, soffit, high-efficiency furnace, tankless hot water, triple-pane windows, 220 volt electrical panel, and an extra-large freshly poured aggregate driveway. This home offers easy access to



downtown, schools, parks, transit, and shopping, making it an ideal location for families and professionals alike. The primary bedroom can be converted back into 2 bedrooms, which would measure 12'10" X 9'7" and 12'10" X 10'2" Don't miss the opportunity to own this spectacular property with endless potential for living, entertaining, and investment. Schedule your showing today!

Built in 1960

Essential Information

MLS® #	A2162045
Price	\$675,000
Sold Price	\$701,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.15
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1916 9a Avenue Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0W5

Amenities

Parking Spaces	8
Parking	Additional Parking, Aggregate, Double Garage Detached, Oversized, Single Garage Attached, Workshop in Garage

Interior

Interior Features	Closet Organizers, No Smoking Home, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Humidifier, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Paved
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Date Sold	October 18th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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