

535 Markerville Road NE  
Calgary, Alberta

MLS # A2174353



**\$624,999**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Quartz Counters, Storage		

**Inclusions:** TV Mount in Living Room

Welcome to this beautifully updated detached bungalow, located in one of the city's best-kept secrets, Mayland Heights! An inviting, family-friendly community just minutes from downtown. The main floor has been extensively renovated, boasting a brand-new kitchen with quartz countertops, stainless steel appliances, and sleek cabinetry. You'll love the new flooring throughout, along with the stylishly remodeled main floor bathroom and 3 bedrooms. This incredible main floor also features all new doors, trim, lighting, fresh paint, as well as a spacious new mudroom, perfect for Calgary weather. The cozy basement offers a gas fireplace, perfect for relaxing, with vintage charm ready for your personal touch. Enjoy the west-facing backyard for sunny afternoons and gardening along with a paved parking pad ideal for an RV. The detached garage comes with updated electrical and a new breaker panel with space to create versatile workspace. Roof and garage shingles were replaced in 2021. Close to parks, schools, and all local amenities, this home offers the perfect blend of modern comfort and small-community charm!