

404 Mariposa Drive NE
Calgary, Alberta

MLS # A2220974



\$629,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: 2nd refrigerator, second stove, second dishwasher as is

UNIQUE INNER-CITY LOCATION Charming, solidly-built bungalow on a spacious corner lot with no facing neighbours in a unique inner-city location. Nestled on a quiet street in a mature neighbourhood, this property boasts excellent redevelopment potential - perfect for creating your dream life and home. Lovingly maintained home with 3+2 bedrooms, 1+1 bathrooms, and a full second (basement) kitchen. Recently updated vinyl plank flooring enhances the interior. Enjoy the sunny deck off the main living area, a separate side patio, and a front veranda with stunning City skyline and Mountain views. The private and secure fenced backyard features an unattached 2-car garage, gated driveway, shed, and mature apple tree. Paved alley and quiet street with ample additional parking. Minutes away from downtown, offering quick access to work and entertainment. Close proximity to walking and bike paths, zoo, Telus Spark, parks, shopping, and highly-rated Charter and Arts schools make this location ideal for families and individuals alike.