

2231 Murphy Road NE  
Calgary, Alberta

MLS # A2213844



**\$615,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mayland Heights        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,007 sq.ft.           | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot  |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed, Stucco, Vinyl Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                 |                   |      |

**Inclusions:** N/A

Location, Location Location! | 4 BED + DEN - 2 BATH | 1,007 SQFT | R-CG ZONING | CORNER LOT | BACK ALLEY ACCESS | CLOSE TO SCHOOLS & AMENITIES | Fantastic opportunity and location in the community of Mayland Heights. MAIN FLOOR - features new paint, new windows, hardwood floors. As you enter, the foyer leads to a spacious living area featuring a large, bright window and hardwood floors. At the heart of the home is a spacious UPDATED kitchen with a dining area, offering great future potential for redesign. This level also includes three bedrooms and one UPDATED 4 piece bath. A separate side entrance provides convenient access to the lower level. BASEMENT - Features an open recreation room, a spacious utility room, a bedroom, a den, and a 3-piece bath. OUTSIDE - The corner lot offers ample green space, along with a single detached garage with back alley access. THE COMMUNITY offers superb connectivity, with close proximity to K-9 schools, easy access to playgrounds, parks, and shopping. This is an amazing location with incredible future potential. It won't last long, so book your private showing today!