

# \$649,000 - 1923 Matheson Drive Ne, Calgary

MLS® #A2223071

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.13 Acres

Mayland Heights, Calgary, Alberta

ORIGINAL OWNERS selling this well cared for home backing onto a mature park. Be the second owners of this bungalow on an oversized lot with amazing landscaping. This home is clean and has been well cared for and upgraded over the years. You can simply move in and enjoy living on a park in a great location with good access to LRT, the Calgary Zoo, Deerfoot Trail and so much more. The front yard is well manicured surrounded by other well maintained properties. The back yard is the oasis the family and many neighbors have spent endless long days and late nights laughing and enjoying the covered pergola, metal awning off garage and the shade of a magnificent towering elm tree. Enjoy a 2 car detached heated garage off of a paved lane. This home needs a new family to make new memories to grow, live, laugh and love. Make it your families home by contacting your real estate professional and tour it before its gone.

Built in 1965

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2223071  |
| Price          | \$649,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,019     |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1965        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1923 Matheson Drive Ne |
| Subdivision | Mayland Heights        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E5V5                 |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Wet Bar                           |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Gas Grill   |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 22nd, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 16   |
| Zoning         | R-CG |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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