# \$719,900 - 47 Mayfair Road Sw, Calgary

MLS® #A2219209

### \$719,900

4 Bedroom, 2.00 Bathroom, 1,145 sqft Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

AMAZING opportunity to BUILD the home of your dreams - or RENOVATE in sought after MEADOWLARK Park. This TINY INNER CITY community offers a HUGE impact! Rich history, dedicated, loyal residents = an unwavering sense of belonging here. Established in 1955 - built on land owned by Pat Burns - one of the "Big Four" who founded the Calgary Stampede. Meadowlark Park is a community that bridges the Calgary of "old" with the new Calgary we know today! The local Motto is "Small, but mighty!" So close to other high end SW communities - yet tucked away and private. Some people in Calgary do not even know where this area is located! This is a QUIET coveted location on a beautiful tree lined street. Family home since 1956!!!!! Houses on BOTH sides are NEWER bungalows (built in 2016 and 2021). So many updated/new homes in this area. With large lots, wide streets & premier homes - this community is perfect for either a family or working professionals! Close to all amenities including walking distance to Chinook Centre (shopping/restaurants/coffee shops/bakeries/entertainment/services) and 5 min drive to LRT station. Walkable to bus stops. Close to Elbow Drive - drive downtown in under 13 mins or ride bike in under 30 mins. Glenmore Trail, Deerfoot Trail, Crowchild Trail and major roadways so close by. Close to parks, green spaces and schools. 5 mins to the reservoir - bike, walk, enjoy! 5 mins to Sandy Beach. 6 mins to Stanley Park. River







Park off leash dog park = 9 min drive.
Glenmore Dam off leash dog park 4 mins away. Be at the Calgary airport in 20 mins.
This central location can NOT be beat! HUGE potential to create legal or illegal basement suite in future - if desired!!!! "subject to approval and permitting by the city/municipality" 1144.66 Bungalow with detached garage and a NW backyard. Do not wait...this one will NOT last!

#### Built in 1956

#### **Essential Information**

MLS® # A2219209 Price \$719,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,145
Acres 0.14
Year Built 1956

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 47 Mayfair Road Sw Subdivision Meadowlark Park

City Calgary
County Calgary
Province Alberta
Postal Code T2V 1Y8

#### **Amenities**

Parking Spaces 2

Parking Alley Access, On Street, Parking Pad, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Laminate Counters, Pantry, See Remarks, Storage, Wet Bar

Appliances Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Many Trees

Roof Asphalt Shingle

Construction Concrete, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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