

# \$589,900 - 2107 Munro Drive Ne, Calgary

MLS® #A2259131

**\$589,900**

3 Bedroom, 2.00 Bathroom, 1,086 sqft

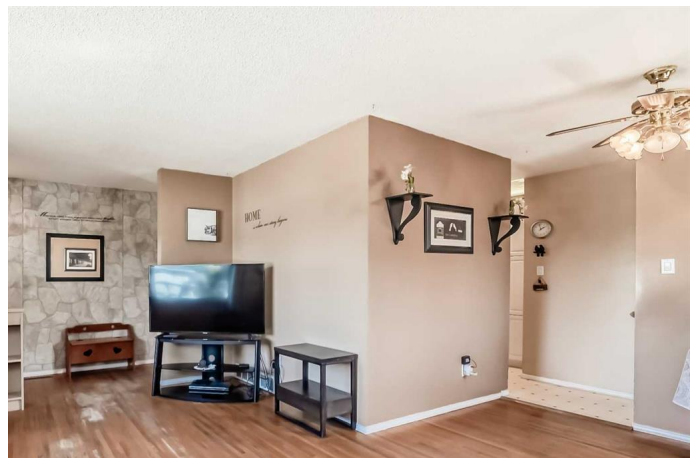
Residential on 0.11 Acres

Mayland Heights, Calgary, Alberta

Exceptional VALUE! New Price! Come have a look at this fully developed 3 bedroom bungalow located in magnificent Mayland Heights. Located In a spectacular inner city community, this home sits on a large 50ft (R-CG) lot with amazing street appeal. Original owner for over 30yrs. It has a great layout awaiting your personal touches to make it your own. Main floor has original hardwood in living room and in all bedrooms. Also, vinyl windows, roof and hot water heater have been updated. The bright kitchen features white cabinets and leads to a step down side entrance to the basement.(Potential future seperate entrance legal suite with city approval and permits). Downstairs you will find a large rec-room , 2 piece bath, office/den and storage/laundry area. Enjoy the beautiful south facing fully fenced backyard with your friends and neighbourhood gatherings. Perhaps get excited about the large outdoor shed for extra storage or the oversize double detached garage adjacent to the fully paved back lane. Located close to grocery shopping and many other amenities, also multiple schools, playgrounds and parks nearby. A hidden gem close to downtown and with multiple exit routes to commute too, where ever you need to go. So don't wait and book an appointment before it is gone!

Built in 1966

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2259131    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,086       |
| Acres          | 0.11        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2107 Munro Drive Ne |
| Subdivision | Mayland Heights     |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 5Y7             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks, Vinyl Windows                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, Private, See Remarks |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 26                   |
| Zoning         | (R-CG)               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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