

# \$619,900 - 816 Matador Crescent Ne, Calgary

MLS® #A2227649

**\$619,900**

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.13 Acres

Mayland Heights, Calgary, Alberta

Opportunity Knocks in Mayland Heights!

Whether you're looking for a fantastic family home or your next investment, this property is bursting with potential and possibilities.

With 4 bedrooms, 2 full bathrooms, and a fully developed basement featuring a cozy fireplace and separate entrance, the layout offers endless flexibility. Whether you're dreaming of extra living space, room for guests, or the freedom to shape your next chapter – this home adapts to your needs.

Step outside and enjoy a large, fenced backyard – perfect for summer gatherings, gardening, or relaxing around a firepit. Need more space? The oversized single garage (insulated and drywalled), plus a 10' x 8' metal garden shed, offers all the storage you need for tools, toys, or hobbies. A newer garage door and opener add extra peace of mind.

Inside, you'll find thoughtful touches throughout: updated windows in the kitchen, bathroom, and bedrooms; a large laundry room with sink and workbench; and a hot water tank replaced in 2018. The home also features IKO fiberglass shingles, continuous eaves with gutter guards, and a wide paved back alley for easy access.



Enjoy beautiful west-facing views of the city skyline and mountains from your bright front room. The home sits directly across from a charming green space, with plenty of street parking and the amenities of Mayland Shopping Centre just steps away!

Location is everythingâ€”and this one delivers. You're within walking distance of French Immersion, arts-centered learning, and charter schools, as well as three churches, a community center, and multiple bus routes with quick access to Max Bell C-Train Station. Plus, you're just minutes from the Calgary Zoo, TELUS Spark, and scenic bike trails.

Whether you're looking to move in, rent out, or hold for future redevelopment, this is a smart opportunity in a well-connected inner-city neighborhood.

Built in 1962

**Essential Information**

MLS® #	A2227649
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	816 Matador Crescent Ne
Subdivision	Mayland Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 5Z5

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Complete Realty
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