1040 Motherwell Road NE

Calgary | Active | MLS® A2348860

$612,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1965**	**1,137.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

NEW PRICE ADJUSTMENT ... IMAGINE THE POSSIBILITIES IN DESIRABLE MAYLAND HEIGHTS! Be in by Christmas. Discover the potential of this lovingly maintained bungalow, ideally situated on a quiet, established street in one of Calgary's sought-after inner-city communities. Offering 4 bedrooms, 3 bathrooms and approximately 1,900 sq. ft. of developed living space, this home combines character, comfort and an exceptional opportunity to make it your own. The main floor features beautiful original hardwood flooring, a spacious kitchen with granite countertops, quality built-in appliances and ample cabinetry, along with inviting living and dining areas. The Windows on this main level are all vinyl upgrades. Two bedrooms and two bathrooms complete the main level. (primary bedroom can easily be enlarged at minimal expense) Downstairs, the fully developed basement provides two additional bedrooms, a generous family room with a second fireplace, a third bathroom and plenty of flexible living space. (future separate living space is an exceptional option) Another feature to this basement is that it does not have 1 sheet of 1970's panelling anywhere. ALL Drywall .. Step outside to enjoy the generous pie-shaped lot, large covered deck, oversized single garage and convenient RV parking. (RV parking can also be used as a 2 car driveway as well) Add the 2 car parking pad out front & you have lots of off street parking. These are features that are not easily replicated! Proudly cared for by its longtime owners, this home offers the opportunity to move in and enjoy its existing comforts while gradually introducing your own personal style and contemporary updates. Conveniently located near schools, parks, shopping, downtown and major transportation routes, Mayland Heights offers the charm of an established neighbourhood with excellent accessibility. Whether you're looking for a comfortable family home or an opportunity to create something truly special, 1040 Motherwell Road NE deserves your attention. COME SEE THE POSSIBILITIES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348860
Bedrooms	4
Bathrooms	3
Year Built	1965
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,137.3 sq. ft.
Main Level Finished Area:	1,137.3 sq. ft.
Below Grade Finished Area:	761.1 sq. ft.
Acreage:	No
Lot Area:	5,252 sq. ft.
Lot Frontage:	39'8 7/8 "
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	1965 (Age: 61)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2942JK
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Brick Facing, Gas, Insert, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Faces Rear, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Mayland Heights
Appliances:	Built-In Oven, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Garburator, Oven-Built-In, Refrigerator, Window Coverings
Inclusions:	Broil King Gas BBQ
Restrictions:	Airspace Restriction
Main Floor	Kitchen · 15'1" × 9'8" ·
Main Floor	Living Room · 18'4" × 13'6" ·
Main Floor	Dining Room · 8'5" × 8'3" ·
Main Floor	Bedroom - Primary · 19'4" × 8'11" ·
Main Floor	Bedroom · 12'9" × 10'1" ·
Main Floor	Entrance · 11' × 3'7" ·
Basement	Bedroom · 12'1" × 8'8" ·
Basement	Bedroom · 13'4" × 10'10" ·
Basement	Storage · 12'10" × 8'8" ·

Basement	Furnace/Utility Room · 15'1" × 6' ·
Basement	Family Room · 22'10" × 13'4" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, Soaking Tub
Exterior Features:	Barbecue, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Private, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1040-motherwell-road-ne-calgary-a2348860/

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