1423 16 Street NE

Calgary | Active | MLS® A2347777

$699,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1959**	**1,435.3 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

A RARE MAYLAND HEIGHTS OPPORTUNITY! This is not your average 1950s bungalow. Set on a 50' x 120' R-CG lot backing directly onto Deerfoot Athletic Park, this exceptionally large 5-bedroom, 2-bath raised bungalow offers 2,785 sq.ft. of finished living space, incredible west-facing views, mature trees, and outstanding flexibility for homeowners, investors, or multi-generational living. Perfectly suited into two expansive living areas, the home stands apart for its scale, light, character, and unique mid-century design.

The upper level spans 1,435 sq.ft. and is filled with natural light, featuring original hardwood, oversized windows, a striking stone fireplace, and a dramatic dual-height flat-roof design with soaring 10'3" ceilings through the main living area and 8' ceilings through the bedroom wing. The spacious updated kitchen includes newer appliances, while three generous bedrooms and an updated full bathroom complete the main floor.

The 1,349 sq.ft. raised lower level feels remarkably bright thanks to large above-grade windows and its own full-height exterior entrance. This illegal suite includes an enormous sun-filled living room, an updated kitchen, two large bedrooms, updated bathroom, and access to a shared laundry/storage room, creating excellent rental, extended-family or mortgage-helper potential.

A major 2026 mechanical upgrade added a Rinnai high-efficiency natural-gas condensing combination boiler, providing whole-home, multi-zone radiant heating and on-demand hot water in one compact system. A professional inspection of the two-tiered flat roof and drainage systems was completed in August 2026 with no issues identified.

Outside, the setting is exceptional. A sunny, private, fully-fenced west-facing backyard with new grass, mature trees and gardens, covered lower patio, brick fireplace, and a full-width raised covered deck with roll-down sun shades make it the ideal place for playing, lounging, and taking in the city views and glorious sunsets to the west. The detached double garage offers 409 sq.ft. of enclosed parking, upper attic storage and back alley access, with the fields, courts and ball diamonds of Deerfoot Athletic Park just beyond.

Additional highlights include widened exterior doors and landings, front driveway, abundant storage, and hardwood floors ready to be refinished to your taste. Live up and rent down, hold as a highly marketable income property, renovate into a spectacular single-family home, or explore the redevelopment possibilities of this large inner-city lot.

Located just minutes from downtown Calgary with immediate access to Deerfoot Trail, 16th Avenue, transit, schools, shopping, amenities and more, this standout property in a prime Mayland Heights location won’t last long.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347777
Bedrooms	5

Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,435.3 sq. ft.
Main Level Finished Area:	1,435.3 sq. ft.
Below Grade Finished Area:	1,349.4 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'2"
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Levels:	One
End Unit:	No Common Walls
Total Rooms Above Grade:	7
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3

Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4430AC
Heating:	Boiler, High Efficiency, Natural Gas, Radiant
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	House
Roof:	Flat
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Linoleum
Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Living Room, Raised Hearth, See Remarks, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Common Area, Laundry Room, Lower Level
City Quadrant:	Northeast
Community:	Mayland Heights
Appliances:	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Gas Water Heater, Instant Hot Water, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Tankless Water Heater, Wall/Window Air Conditioner, Washer

Inclusions:	Upper deck roll-down shades
Restrictions:	None Known
Main Floor	Foyer · 16'2" × 4' ·
Main Floor	Living Room · 21'2" × 16'2" ·
Main Floor	Kitchen · 14'1" × 13'1" ·
Main Floor	Dining Room · 11' × 9'7" ·
Main Floor	Bedroom - Primary · 13'1" × 11'2" ·
Main Floor	Bedroom · 11'8" × 11'2" ·
Main Floor	Bedroom · 11'8" × 10'1" ·
Lower Level	Living/Dining Room Combination · 20'6" × 15'1" ·
Lower Level	Kitchen With Eating Area · 12'6" × 10'5" ·
Lower Level	Bedroom · 12'7" × 10'10" ·
Lower Level	Bedroom · 12'5" × 11'1" ·
Lower Level	Laundry · 14'1" × 12'9" ·
Lower Level	Furnace/Utility Room · 11'4" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Ceiling Fan(s), High Ceilings, Separate Entrance, Storage, Tankless Hot Water
Exterior Features:	Awning(s), Balcony, Covered Courtyard, Private Entrance, Private Yard
Patio And Porch Features:	Awning(s), Deck
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Treed, Views
Accessibility Features:	Accessible Doors, Accessible Entrance, Enhanced Accessible
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1423-16-street-ne-calgary-a2347777/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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