

# \$615,000 - 2231 Murphy Road Ne, Calgary

MLS® #A2213844

**\$615,000**

4 Bedroom, 2.00 Bathroom, 1,007 sqft  
Residential on 0.11 Acres

Mayland Heights, Calgary, Alberta

Location, Location Location! | 4 BED + DEN - 2 BATH | 1,007 SQFT | R-CG ZONING | CORNER LOT | BACK ALLEY ACCESS | CLOSE TO SCHOOLS & AMENITIES | Fantastic opportunity and location in the community of Mayland Heights. MAIN FLOOR - features new paint, new windows, hardwood floors. As you enter, the foyer leads to a spacious living area featuring a large, bright window and hardwood floors. At the heart of the home is a spacious UPDATED kitchen with a dining area, offering great future potential for redesign. This level also includes three bedrooms and one UPDATED 4 piece bath. A separate side entrance provides convenient access to the lower level. BASEMENT - Features an open recreation room, a spacious utility room, a bedroom, a den, and a 3-piece bath. OUTSIDE - The corner lot offers ample green space, along with a single detached garage with back alley access. THE COMMUNITY offers superb connectivity, with close proximity to K-9 schools, easy access to playgrounds, parks, and shopping. This is an amazing location with incredible future potential. It won't last long, so book your private showing today!



Built in 1965

## Essential Information

MLS® #	A2213844
Price	\$615,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.11
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2231 Murphy Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5X7

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.