

# \$719,900 - 47 Mayfair Road Sw, Calgary

MLS® #A2219209

**\$719,900**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

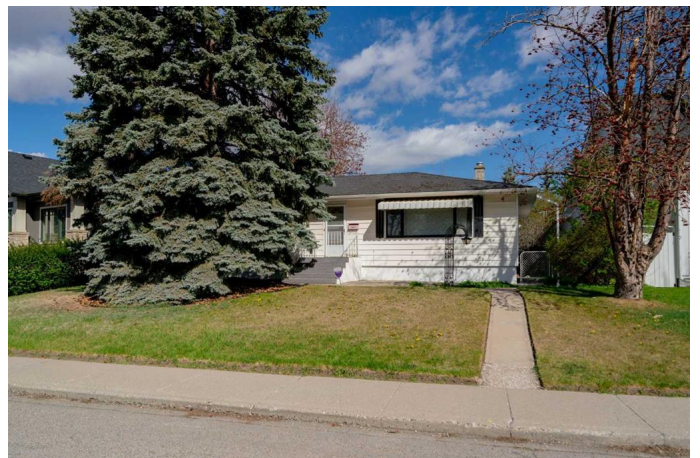
Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

AMAZING opportunity to BUILD the home of your dreams - or RENOVATE in sought after MEADOWLARK Park. This TINY INNER CITY community offers a HUGE impact! Rich history, dedicated, loyal residents = an unwavering sense of belonging here.

Established in 1955 - built on land owned by Pat Burns - one of the "Big Four" who founded the Calgary Stampede. Meadowlark Park is a community that bridges the Calgary of "old" with the new Calgary we know today! The local Motto is " Small, but mighty!" So close to other high end SW communities - yet tucked away and private. Some people in Calgary do not even know where this area is located! This is a QUIET coveted location on a beautiful tree lined street. Family home since 1956!!!!

Houses on BOTH sides are NEWER bungalows (built in 2016 and 2021). So many updated/new homes in this area. With large lots, wide streets & premier homes - this community is perfect for either a family or working professionals! Close to all amenities including walking distance to Chinook Centre (shopping/restaurants/coffee shops/bakeries/entertainment/services) and 5 min drive to LRT station. Walkable to bus stops. Close to Elbow Drive - drive downtown in under 13 mins or ride bike in under 30 mins. Glenmore Trail, Deerfoot Trail, Crowchild Trail and major roadways so close by. Close to parks, green spaces and schools. 5 mins to the reservoir - bike, walk, enjoy! 5 mins to Sandy Beach. 6 mins to Stanley Park. River



Park off leash dog park = 9 min drive.  
Glenmore Dam off leash dog park 4 mins  
away. Be at the Calgary airport in 20 mins.  
This central location can NOT be beat! HUGE  
potential to create legal or illegal basement  
suite in future - if desired!!!! "subject to  
approval and permitting by the  
city/municipality" 1144.66 Bungalow with  
detached garage and a NW backyard. Do not  
wait...this one will NOT last!

Built in 1956

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219209    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,145       |
| Acres          | 0.14        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47 Mayfair Road Sw |
| Subdivision | Meadowlark Park    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2V 1Y8            |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 2                                                            |
| Parking        | Alley Access, On Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                            |

## Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, See Remarks, Storage, Wet Bar |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | Central Air                                              |
| Has Basement      | Yes                                                      |
| Basement          | Full, Partially Finished                                 |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Wood Frame, Wood Siding            |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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