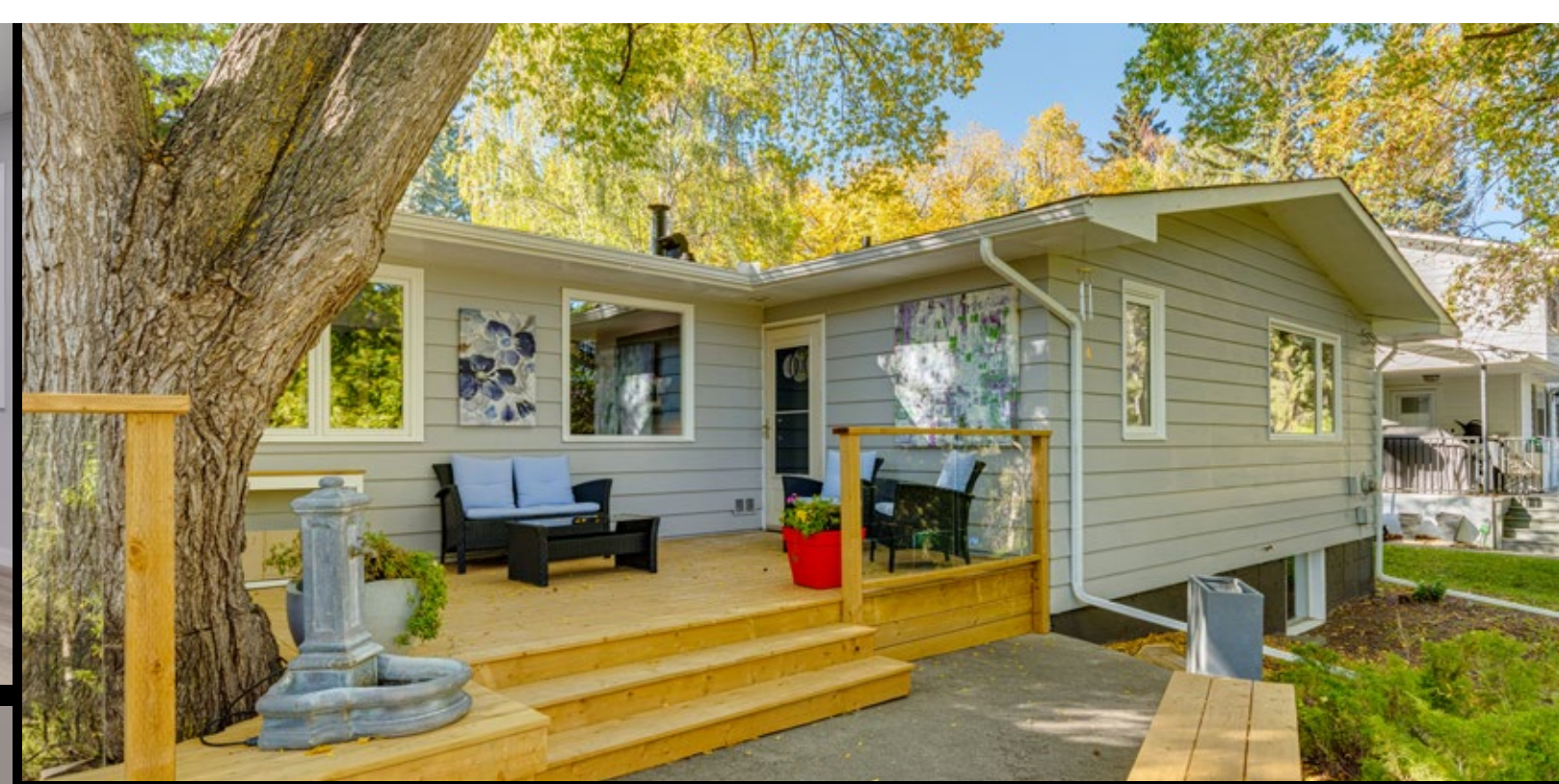
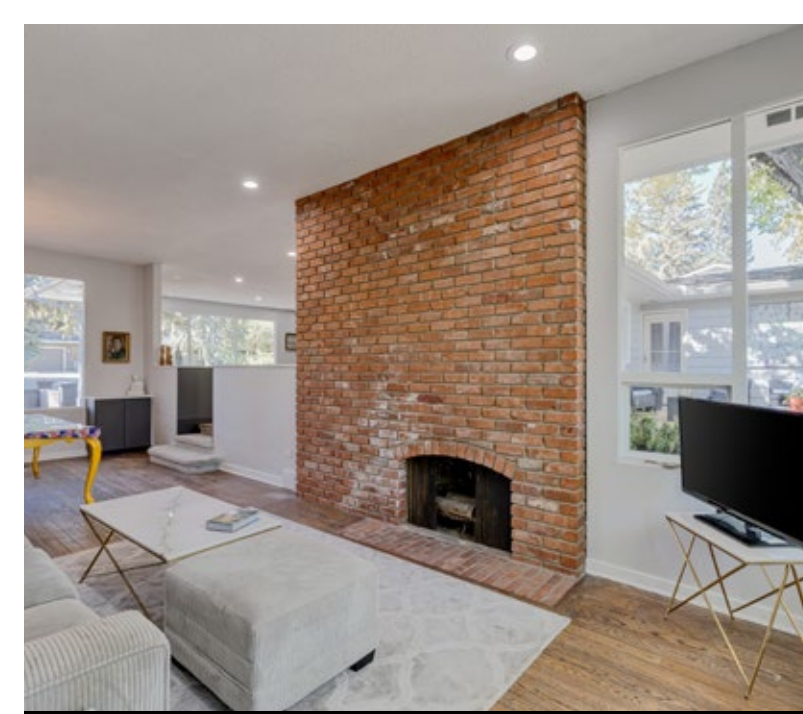


Welcome Home to

82 Massey Place SW

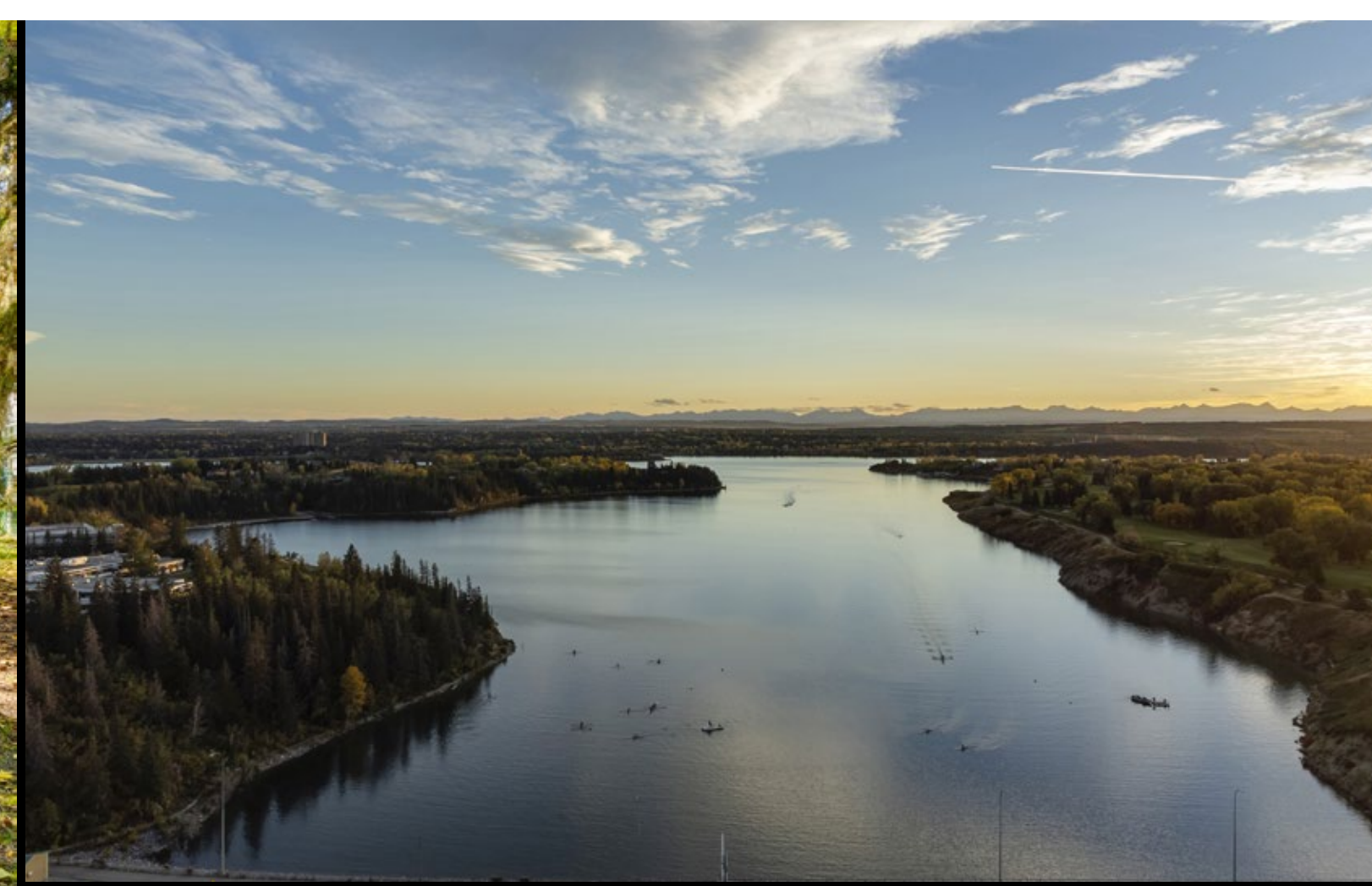
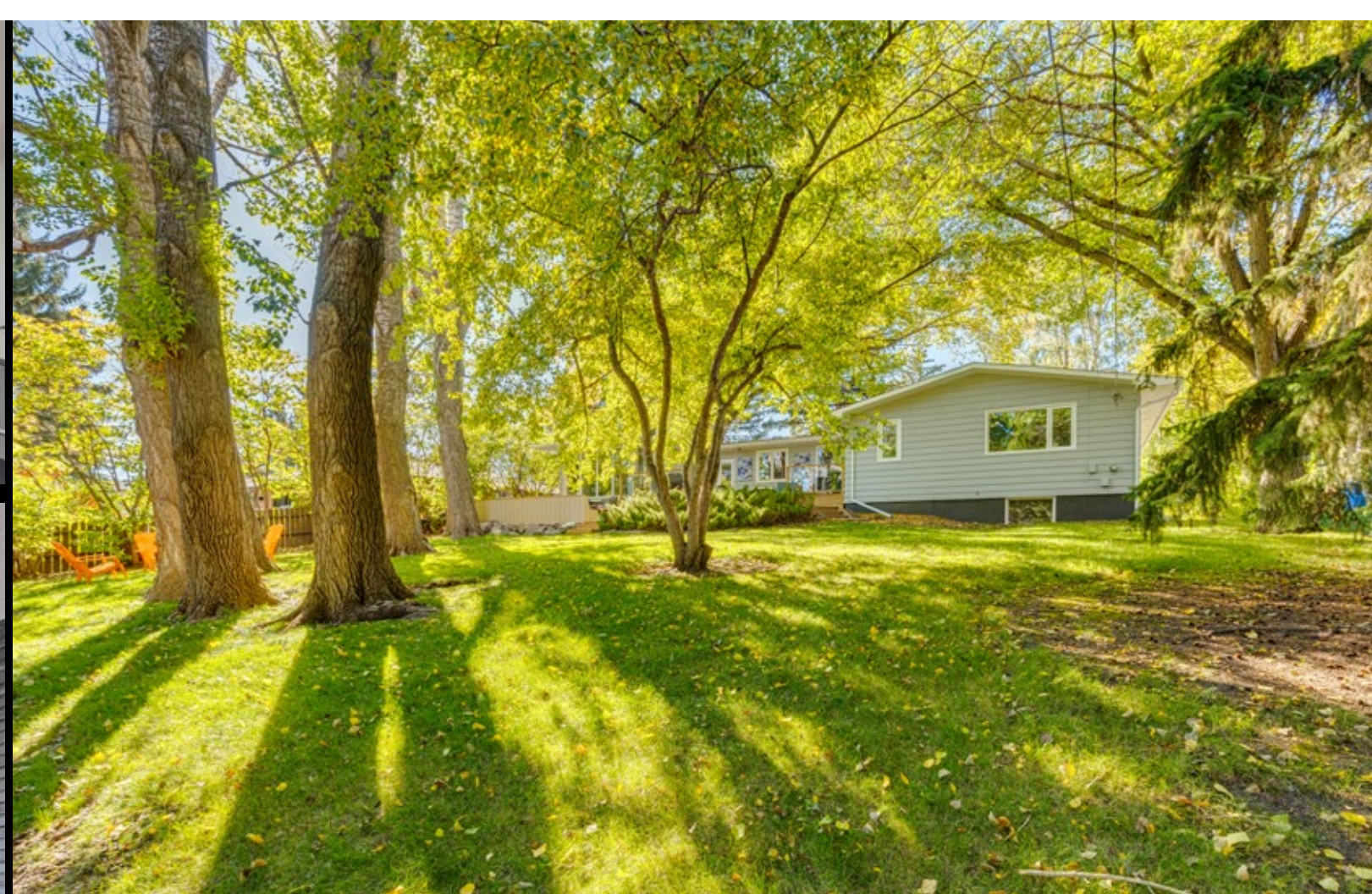
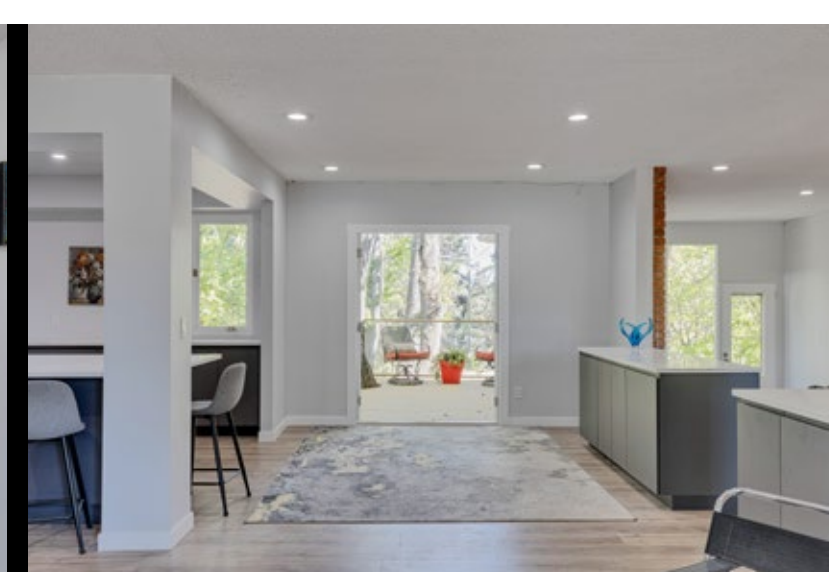
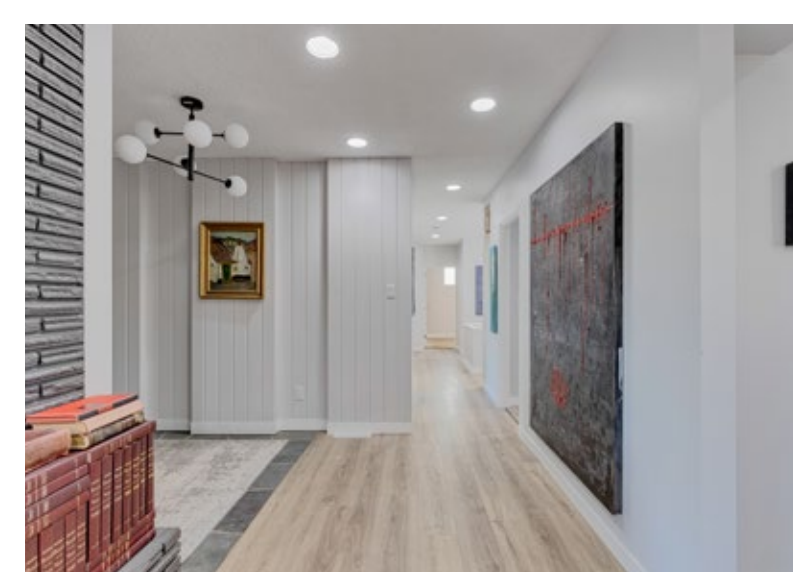


Chris Zaharko
Associate

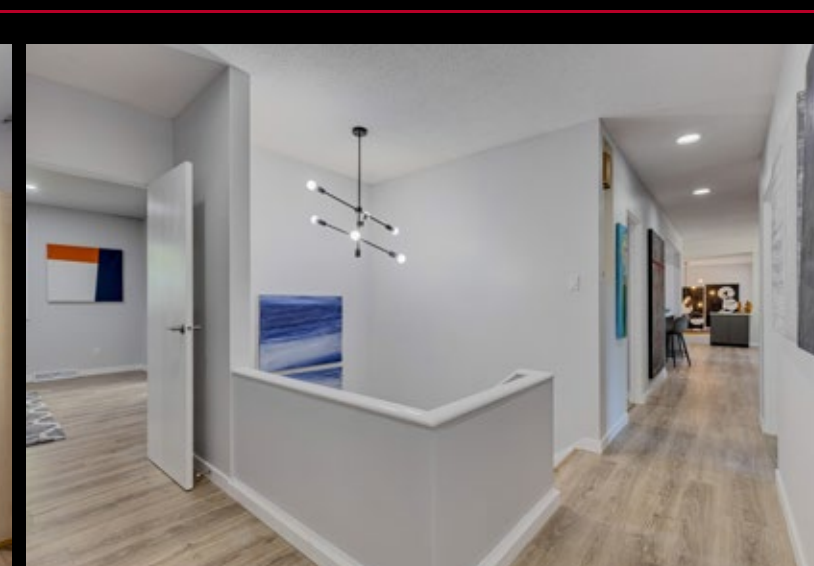
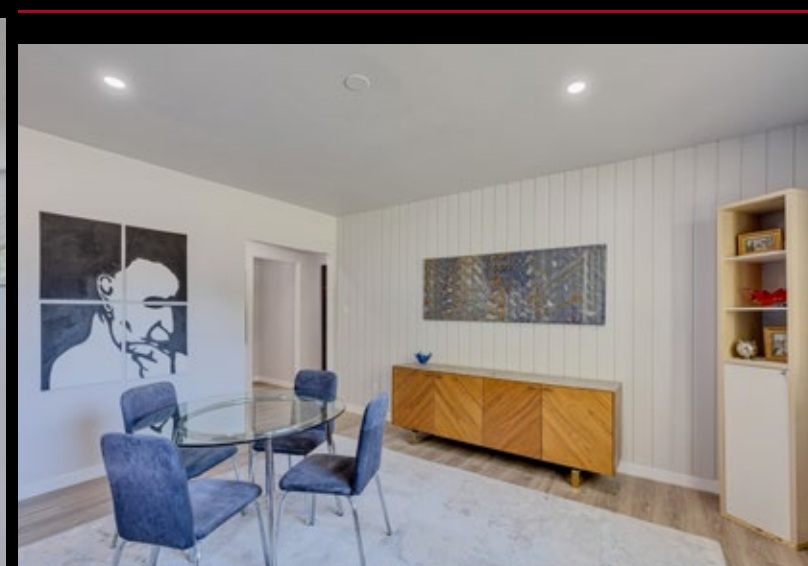
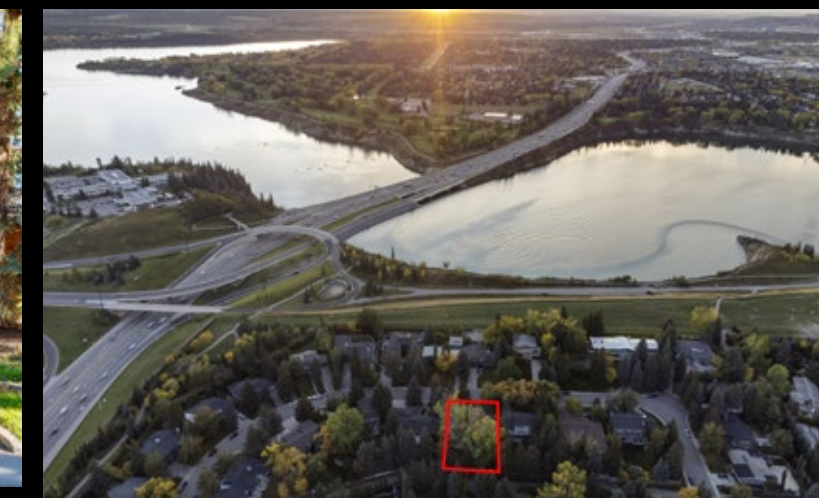
ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Welcome to your dream home in the heart of Mayfair! This beautifully renovated bungalow, nestled on a huge 12,486 sq ft lot (83' x 150'), offers the perfect blend of modern comfort and classic charm, with over 3,770 sq ft of finished living space. Featuring 4 spacious bedrooms and 3 updated bathrooms, this home is ideal for families seeking space and style. As you step inside, you'll be greeted by a bright and inviting open floor plan, highlighted by 3 cozy wood-burning fireplaces that add warmth and character to the living areas. The newly renovated kitchen boasts contemporary finishes and ample storage, making it a delightful space for culinary adventures and family gatherings. Enjoy the east-facing backyard, perfect for morning sun and afternoon shade, providing an ideal setting for outdoor relaxation, gardening, or hosting summer barbecues with friends. Located on the serene Upper Massey Place, this home is just minutes away from Mount Royal University, Rockyview General Hospital, and North Glenmore Park, providing easy access to essential amenities and recreational opportunities. This property presents an exceptional opportunity for renovation, allowing you to put your personal touch on this lovely home while increasing its value in a highly sought-after neighborhood. Don't miss out on this unique opportunity—schedule a viewing today and imagine the possibilities that await you in Mayfair!



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

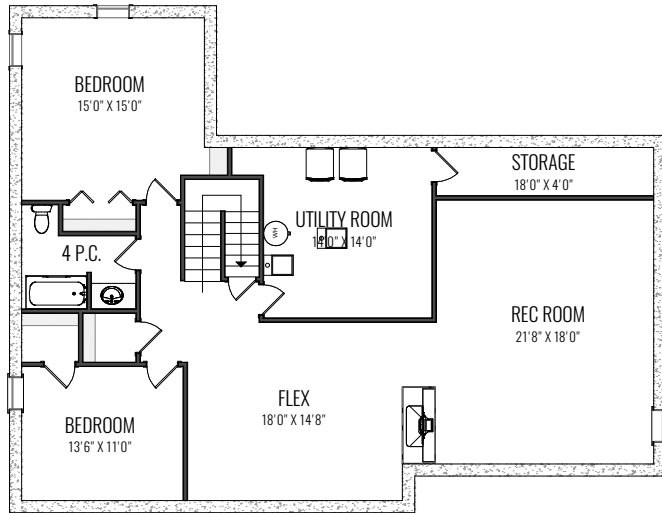
MLS:	A2170223
Subdivision:	Mayfair
Lot Size:	12,486 sq ft (83'x150')
Size:	3,770 sq ft finished living space
Taxes:	\$8,237.00/2024

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.

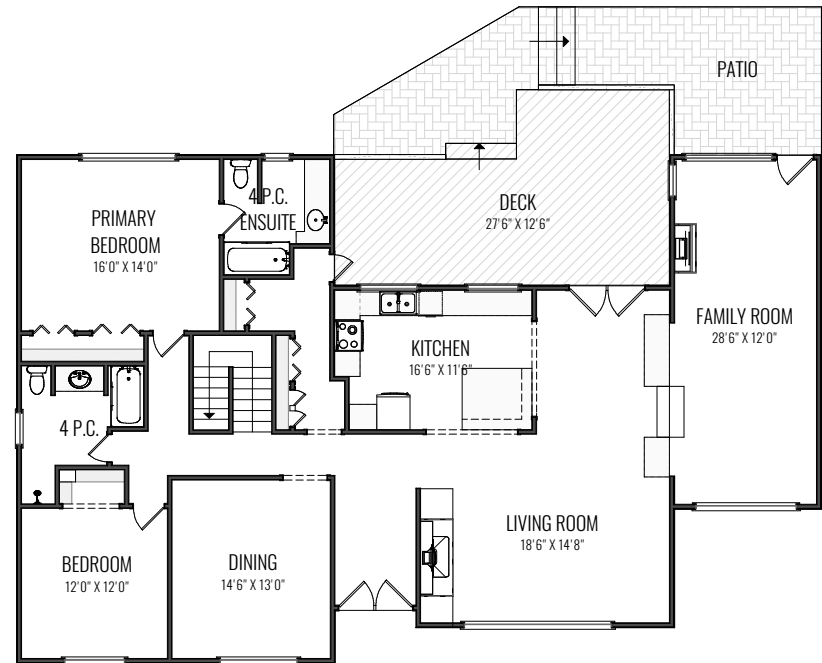
82 Massey Place SW, Calgary, AB

82 MASSEY PL SW, CALGARY, AB
MAIN - 2208.97 Sq.ft. / 205.21 m²
RMS TOTAL - 2208.97 Sq.ft. / 205.21 m²
BASEMENT - 1763.05 Sq.ft. / 163.78 m²
*DEVELOPED - 1564.00 Sq.ft. / 145.29 m²

DETACHED SINGLE FAMILY
*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR FOUNDATION



BASEMENT PLAN

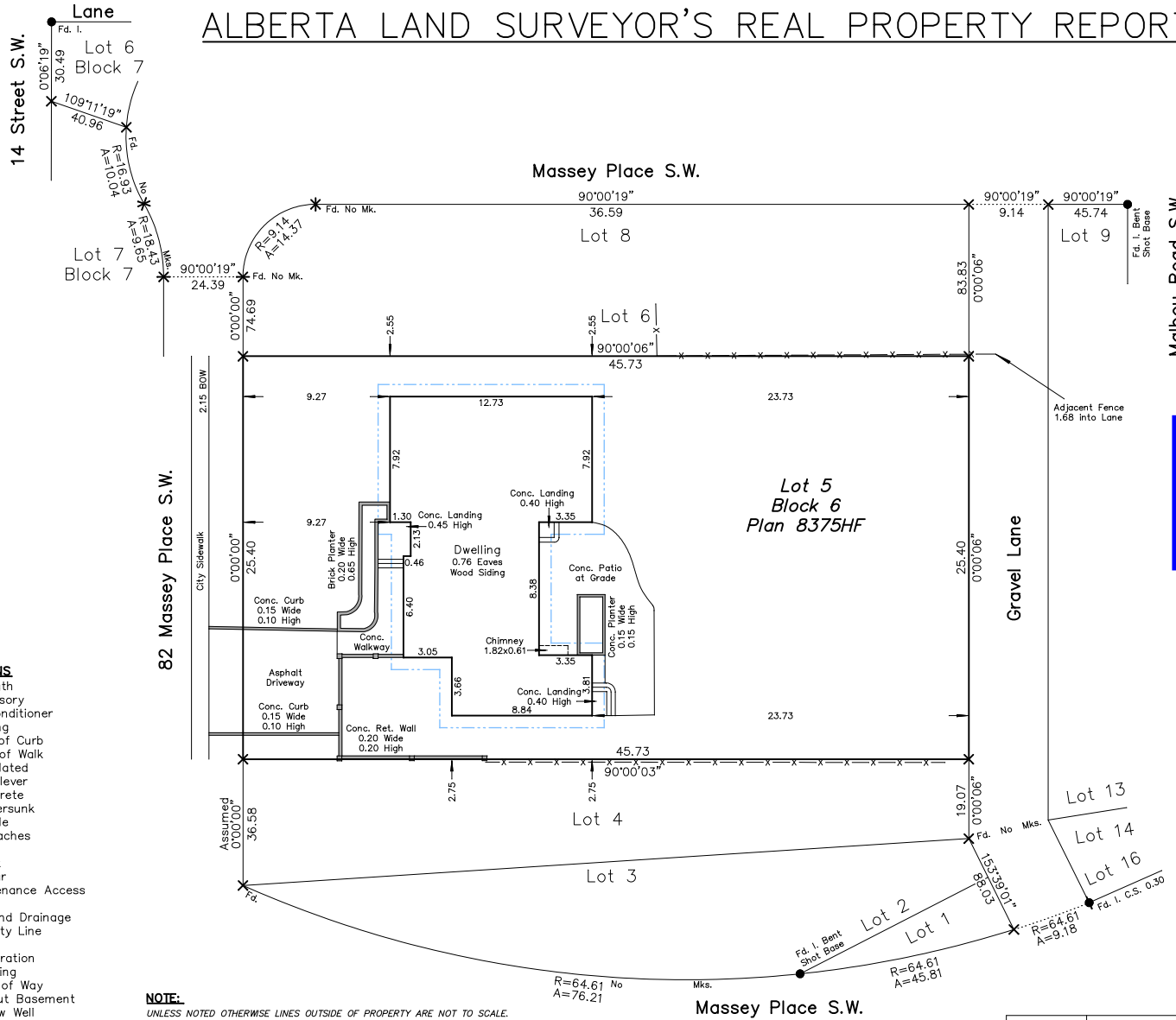


MAIN FLOOR PLAN

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The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
 Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw IP2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw IP2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.
 Date: Jul 17, 2023

The City of Calgary Real Estate & Development Services
Encroachment Advisory
 An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact Encroachments@calgary.ca

- ABBREVIATIONS**
- A---Arc Length
 - Acc.---Accessory
 - A/C---Air Conditioner
 - Bldg---Building
 - BOC---Back of Curb
 - BOW---Back of Walk
 - Calc.---Calculated
 - Cant.---Cantilever
 - Conc.---Concrete
 - C.S.---Countersunk
 - DH---Drill Hole
 - Enc.---Encroaches
 - Fd.---Found
 - I.---Iron Post
 - I.B.---Iron Bar
 - M.A.---Maintenance Access
 - Mk.---Mark
 - O.D.---Overland Drainage
 - P/L---Property Line
 - R---Radius
 - Reg.---Registration
 - Ret.---Retaining
 - R/W---Right of Way
 - W/O---Walkout Basement
 - W.W.---Window Well

NOTE:
 UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

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 Calgary, Alberta T2E 2N4
 Ph.: 403-277-1272 www.arcsurveys.ca
 Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: PM | Drawn: QM/QM | Scale: 1:250 | File No.: 232566

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