

# \$1,100,000 - 127 Malibou Road Sw, Calgary

MLS® #A2228278

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 1,455 sqft  
Residential on 0.23 Acres

Mayfair, Calgary, Alberta

Exceptional Value in Prestigious Mayfair!  
Welcome to this beautifully maintained 1,455 sq ft bungalow situated on a massive 10,000 sq ft lot (80' x 126') in one of Calgary's most sought-after inner-city communities. This spacious home offers over 2,500 sq ft of total living space, with 3 bedrooms up, 1 down, and 2.5 bathrooms, including. Inside, you'll find refinished original oak hardwood and ceramic tile throughout the main floor, a cozy brick-faced fireplace, and a formal dining room perfect for entertaining. The immaculate kitchen and living areas are full of potential, ideal for updating to your taste. Enjoy a beautifully landscaped yard with mature trees and gardens, plus front and rear access with both an attached single garage and a detached double garage – perfect for additional vehicles, hobbies, or storage. This prime location offers a peaceful, private setting with unbeatable convenience: close to North Glenmore Park, Earl Grey Golf Course, Rockyview Hospital, Chinook Centre, and just minutes to downtown. Whether you're looking to renovate or simply move in and enjoy, this is an incredible opportunity to secure a prestigious Mayfair address with endless potential.

Built in 1958

## Essential Information

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Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.23
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	127 Malibou Road Sw
Subdivision	Mayfair
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1J5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Freezer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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