

# \$630,000 - 923 Middleton Drive Ne, Calgary

MLS® #A2253029

**\$630,000**

3 Bedroom, 2.00 Bathroom, 1,421 sqft  
Residential on 0.12 Acres

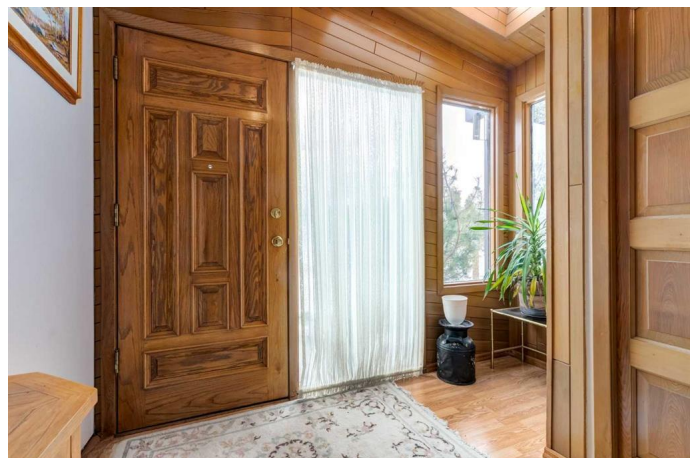
Mayland Heights, Calgary, Alberta

This 3-bedroom, 2-bathroom bi-level in Mayland Heights offers a large open layout, a walk-out basement, and views of both downtown and the mountains. With multiple living areas inside and outdoor spaces on both levels, there is plenty of room to relax and entertain.

The main floor features a bright front living room, a dining area that connects to the kitchen, and a family room with a wood-burning fireplace and access to the upper patio where you can enjoy a scenic backdrop including the city skyline. The primary bedroom is a spacious retreat created by merging two bedrooms and could be re-partitioned to create two bedrooms on the upper level if desired. A newly renovated 3-piece bathroom with walk-in shower is adjacent. Flooring on this level is a mix of hardwood, linoleum, and carpet, with hardwood likely under much of the carpet. Custom window coverings are also included.

The walk-out basement adds two bedrooms, a 4-piece bathroom, and a versatile rec room with large windows for natural light. The laundry area includes a full fridge and the storage room offers extra space along with a large chest freezer. From here there is direct access to the backyard, the walk-out patio with swing, and the single-car garage.

This property has had only two owners, with



the same family caring for it for more than 50 years. The location is 5.7 km from Calgary's downtown core with quick access west to the mountains. The Bow River, pathways, the Calgary Zoo, and TELUS Spark are nearby along with parks and two schools. The west-facing backyard captures afternoon sun for a welcoming outdoor space. Shopping, restaurants, Deerfoot Trail, the Trans-Canada Highway, and the LRT are also close by.

This is an excellent opportunity to own a home with space and a great location. Book your private showing today.

Built in 1964

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253029    |
| Price          | \$630,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,421       |
| Acres          | 0.12        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 923 Middleton Drive Ne |
| Subdivision | Mayland Heights        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E6C2                 |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | On Street, Single Garage Detached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home        |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Wood Burning                                           |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Garden                                                 |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Concrete, Wood Frame                                   |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 10                  |
| Zoning         | R-CG                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.