

**56 Massey Place SW**  
**Calgary, Alberta**
**MLS # A2245811**

**\$1,799,900**

<b>Division:</b>	Mayfair		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Wardrobe closet in lower level bedroom/office		

Welcome to 56 Massey Place SW — an exceptional family home on a quiet street tucked in the coveted NW corner of the prime inner-city community of Mayfair. Backing directly onto the Glenmore Reservoir pathway system, this spacious, beautifully updated property offers a rare blend of privacy, functionality, and access to scenic green spaces—all just minutes from downtown. Thoughtfully designed for modern family living, this home boasts over 3,300 sq ft of well-appointed space. The main floor welcomes you with a large, light-filled living room featuring vaulted ceilings and wide-plank engineered oak flooring that carries throughout all three upper levels of the home. The open-concept kitchen is the heart of the house, complete with professional appliances, ample cabinetry, and a wood-capped breakfast bar overlooking a sunken family room with in-floor heating—perfect for everyday connection and entertaining. Off the family room, find a convenient 2-piece bath and a servery for easy access to drinks and snacks from the stunning backyard pool area. Upstairs, you'll find three generous bedrooms, including a serene primary suite with a renovated 3-piece ensuite, plus a second full bath. The lower level offers an ideal fourth bedroom (or home office), a stylish laundry room, a separate mudroom and direct access to the oversized attached double garage. The basement features high ceilings, a spacious recreation room perfect for movie nights with the family or a teen hangout area, a full bathroom, and ample storage. Step outside to your private backyard oasis: low-maintenance landscaping, multi-tiered deck space, and a large in-ground pool for summers to remember. Ideally located, Mayfair is walkable to Chinook Mall, the amenities of Britannia Plaza, the Glenmore Reservoir, Rockyview Hospital and a short, easy commute to

downtown. Here it is&mdash;a rare opportunity to raise your family in a true inner-city sanctuary, surrounded by mature trees, top-tier schools, parks, golf courses, and backing directly onto Calgary's premier urban trail network. Welcome Home!