$1,590,000 - 159 Malibou Road Sw, Calgary

MLS® #A2212908

$1,590,000

4 Bedroom, 3.00 Bathroom, 1,603 sqft
Residential on 0.25 Acres

Mayfair, Calgary, Alberta

Welcome to 159 Malibou Rd SW. This stunning bungalow is situated in the southwest community of Mayfair, one of Calgary's most sought-after neighborhoods for its quiet suburban feel whilst offering quick access to some of the city's major roads including Glenmore and Elbow Drive. Many amenities are at your fingertips including Chinook Mall, Britannia Plaza and only 15 mins to the downtown core.

The home boasts an impressive curb appeal with soffit lighting, oversized front entry way door, custom California shutters and a beautifully landscaped exterior with aggregate concrete driveway and walkways. The huge backyard is south facing with an expansive deck and offers ample sunlight which pours into the kitchen and dining area of the home. The home faces a beautiful green space and park and has no backyard neighbors, giving lots of privacy. From your back gate is a biking/walking path, which takes you to some of the nicest views in the city.

As you step inside the home, you're greeted with stunning vaulted ceilings and exposed beams, which give a large open feel. The massive kitchen offers endless storage space with integrated appliances to give the space a seamless finish. All kitchen appliances are of the highest quality with Wolfe double wall ovens, microwave and counter cooktop, integrated Sub Zero fridge/freezer and an

additional Subzero freezer within the kitchen island and Miele Dishwasher. All the custom cabinetry offers convenient custom pull outs for easy access.

The master bedroom boasts tons of storage, large south facing windows and a big 3 piece ensuite and towel warmer. The upstairs is completed by a spacious main floor laundry room with side by side laundry, secondary bedroom and 4 piece main bathroom.

Downstairs provides additional flexible space with a huge family room with gas fireplace, office, a bedroom and a hobby room that could easily be converted back into a 4th bedroom, gym space and 3 piece bathroom with heated floors and steam shower. Houses in this community do not stay on the market long. Reach out to your favorite realtor today and book a viewing.

Built in 1959

Essential Information

MLS® #	A2212908
Price	$1,590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,603
Acres	0.25
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	159 Malibou Road Sw
Subdivision	Mayfair

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1X5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Microwave, See Remarks, Washer, Built-In Freezer, Induction Cooktop, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Garden, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	CIR Realty