

## Mayland Heights



## 1912 10 Avenue NE, Calgary AB

Convenient Inner-Northeast Location with Great Connectivity

### PROPERTY DETAILS

<b>Unit Size</b>	1,176 SF (Raised Bungalow)
<b>Rental Rate</b>	\$4,000/month
<b>*Additional Rent</b>	\$302/month Property Taxes (Est. at \$3,634.01 for 2025)
<b>Availability</b>	30-days Notice
<b>Community</b>	Mayland Heights
<b>Parking</b>	Street
<b>Year Built</b>	1960

- **Land Use (Zone)** – R-CG (Residential - Grade - Oriented Infill)
- **Established Inner-Northeast Location** – Just south of Calgary International Airport with strong access to schools, shopping, public transit & major roadways
- **Raised Bungalow** – 1,176 SF above grade with 3 bedrooms / 1 bathroom + partially developed basement with walk-up entrance & in-law suite layout
- **Large Corner Lot** – 5,995 SF parcel with fenced yard, patio, and lane access

*\* Subject to change upon land-use change*



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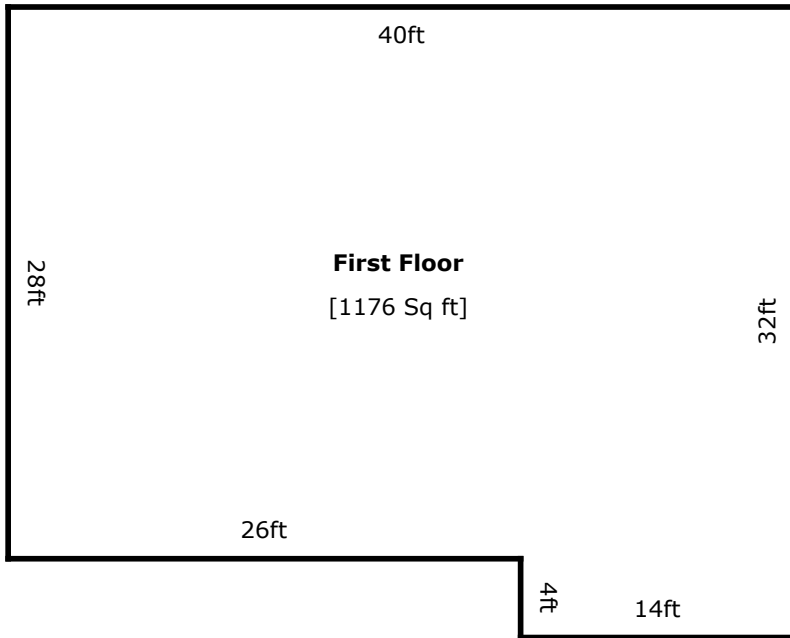
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

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# For Lease

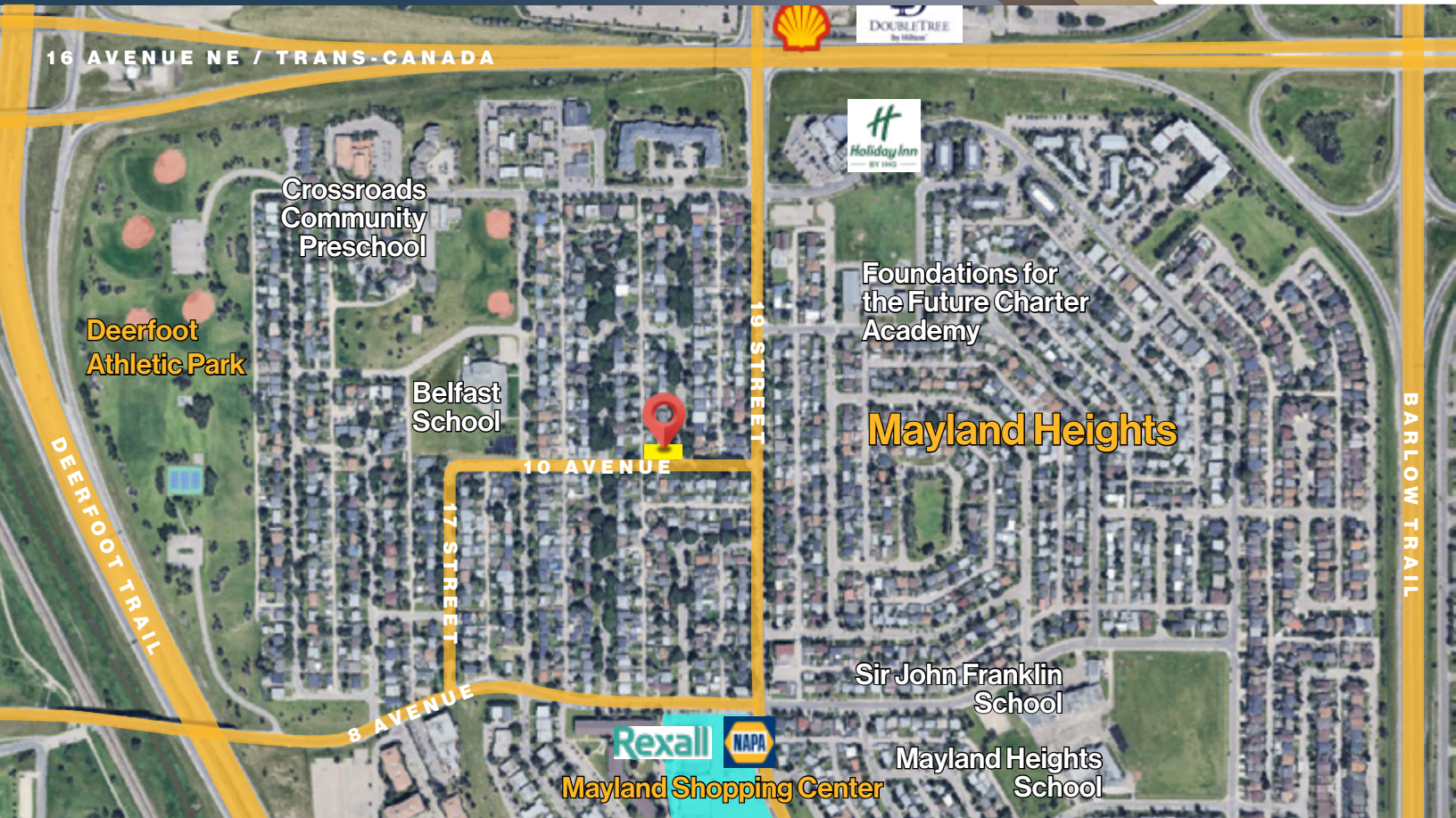
1912 10 Avenue NE | Calgary AB  
Commercial Opportunity





# For Lease

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Commercial Opportunity



**NEIGHBORHOOD**  
Mayland Heights



**POPULATION**  
5,925



**MEDIAN AGE**  
42



**HOUSEHOLD INCOME**  
\$73,500



**TRAFFIC COUNT**  
8,000 VPD | 8 Ave & 19 St NE  
130,000 VPD | Deerfoot & 16 Ave NE



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For more information, please contact one of our associates.

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