



THE
A-TEAM

**RE/MAX
FIRST**

63 MARGATE Place, Calgary T2A 3E4

MLS® #: **A2120880**

Area: **Marlborough**

Listing Date: **04/24/24**

List Price: **\$668,000**

Status: **Active**

County: **Calgary**

Change: **+\$69k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **6,652 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,450**
Low Sqft:
Ttl Sqft: **1,450**

DOM

26

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Split Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`0"	Dining Room	Main	13`0" x 7`4"
Living Room	Main	15`9" x 12`5"	Family Room	Main	16`3" x 13`4"
Den	Basement	10`7" x 7`5"	Game Room	Basement	23`9" x 20`6"
Laundry	Basement	18`0" x 12`8"	Bedroom - Primary	Main	13`6" x 10`4"

Bedroom
3pc Bathroom
4pc Ensuite bath

Main
Basement
Main

9`9" x 9`0"
7`4" x 5`10"
7`9" x 4`11"

Bedroom
3pc Bathroom

Main
Main

12`6" x 10`0"
9`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

312LK

Zoning:
R-C1

Remarks

Pub Rmks:

Prime Location!! Beautifully renovated bungalow in a cul-de-sac yet steps away from near by amenities, schools, malls, groceries, C-train and highway access. This charming home in Marlborough NE boasting modern interior design with a brand NEW ROOF & Hot water tank, double garage and backs onto green space. Detailed accent walls, pot lights, elegant fixtures, vinyl planks throughout with upgraded kitchen cabinetry, quartz countertops and stainless steel appliances. The gem of this home lies a secondary family room with high ceiling, hardwood walls, creating a warm ambiance perfect to enjoy a cozy evening by the fireplace. The master bedroom contains an ensuite bathroom, and 2 other good size bedroom with a contemporary standing shower and living room with large windows completes the main floor. Beneath, where the basement has been transformed into a versatile rec room. Whether you envision a game night with your friends, a home gym to stay active, or a playroom for the kids, the possibilities are endless, plus extra storage room/den office and 3 piece bathroom. Located in a prime neighbourhood, this home offers the best of both worlds - modern luxury and ultimate convenience. Schedule your showing today, won't last long. A MUST SEE!

Inclusions:
Property Listed By:

N/A
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











