



THE
A-TEAM

**RE/MAX
FIRST**

4716 MEMORIAL Drive, Calgary T2A2P8

MLS®#: **A2149742** Area: **Marlborough** Listing Date: **07/16/24** List Price: **\$669,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 31-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,489 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,180**
 Low Sqft:
 Ttl Sqft: **1,180**

DOM

62
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: Heating: **Forced Air,Natural Gas** **Mixed** Sewer: Flooring: **Ceramic Tile,Laminate** Ext Feat: **Garden,Private Yard** Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|--------------|----------|---------------|
| 4pc Bathroom | Main | 9`1" x 4`11" | Bedroom | Main | 9`0" x 10`3" |
| Bedroom | Main | 9`1" x 13`5" | Dining Room | Main | 7`7" x 9`4" |
| Kitchen | Suite | 14`6" x 12`7" | Living Room | Main | 12`0" x 19`6" |
| Bedroom - Primary | Main | 10`4" x 13`10" | 4pc Bathroom | Basement | 5`10" x 5`0" |
| 4pc Bathroom | Basement | 5`11" x 4`11" | Bedroom | Basement | 14`3" x 8`4" |
| Bedroom | Basement | 10`7" x 8`0" | Bedroom | Basement | 12`11" x 8`5" |
| Kitchen | Basement | 13`8" x 12`5" | Office | Basement | 8`8" x 7`6" |

Game Room

Basement

12`8" x 12`2"

Furnace/Utility Room
Legal/Tax/Financial

Basement

13`4" x 9`11"

Title:
Fee Simple
Legal Desc:

5074JK

Zoning:
R-C1

Remarks

Pub Rmks:

BACK TO THE MARKET DUE TO FINANCING. Welcome to this beautiful bungalow nestled in the community of Marlborough. Exceptional Value in here!! 3-Bedroom Bungalow plus another 3 bedroom plus den in the basement with separate entrance... perfect home for first-time buyers, or investors. renovated. and ideal families seeking an ideal location within the community of Marlborough. This charming bungalow offers exceptional value huge lot, huge heated detached garage with high ceiling perfect you your RV. Situated along Memorial Drive, very accessible to any in the City. Very close to D/T and Marlborough C Train Station. Situated on a very quiet and desirable memorable street of Memorial Drive , close to schools, playgrounds, and shopping! Main Level: Traditional floor plan with original imported ceramic mariwasa tiles laminated flooring throughout, except for the kitchen and bathroom. "L" shaped living and dining room with easy access to the kitchen. Kitchen features a pantry and additional cabinets/counterspace for ample storage. Three bedrooms and a four-piece bath complete the main level. Lower Level features huge Rec room/Family room, two full bathrooms, another 3 bedrooms that could be converted into 4 bedrooms. separate kitchen. Laundry facilities located in a separate utility room, potentially allowing access from both levels. Basement has leading to a beautifully landscaped yard. . Exterior: Private fenced rear yard surrounded by trees. Alley access to a large double detached garage with a workbench, built-in shelving, drywall, and heating.. House has newly replaced roof shingles, newly brand new and furnace. and newer hot water tank. This property is a great opportunity with lots of potential! Upstairs is currently vacant and tenant in the basement is on a month to month basis but willing to vacate the place anytime. This property will not stay long in a market, please book your showing before it is gone..

Inclusions:
Property Listed By:

**washer/dryer, electric stoves, refrigerators, dishwasher, hoodfans
Real Estate Professionals Inc.**

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













