



THE
A-TEAM

**RE/MAX
FIRST**

204 44 Street, Calgary T2A 2M8

MLS®#: **A2151818**

Area: **Marlborough**

Listing Date: **07/22/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar: **8,234 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Pie Shaped Lot**
Park Feat: **Driveway, On Street, Parking Pad**

DOM

56
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`11" x 9`1"
Bedroom - Primary	Main	11`1" x 11`0"
4pc Bathroom	Main	4`11" x 7`7"
3pc Ensuite bath	Basement	7`0" x 6`7"

Room	Level	Dimensions
Bedroom	Main	8`11" x 9`1"
2pc Ensuite bath	Main	4`11" x 4`4"
Bedroom	Basement	8`3" x 10`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C1

Legal Desc:

6689JK

Remarks

Pub Rmks: | **4+1 BEDS | 2.5 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | 8200 SQ FT LOT | GREAT LOCATION | Welcome to this beautifully maintained bungalow in the community of Marlborough. This home offers 4 + 1 bedrooms and 2.5 bathrooms. The main floor features a spacious living area that seamlessly flows into the kitchen, opening up to the large deck in the backyard. The primary bedroom includes a 2-piece ensuite bathroom, while two additional good-sized bedrooms and a 4-piece bathroom complete the main level. The finished basement provides plenty of space and includes the 2nd kitchen, a large living area, an additional bedroom with a 3-piece ensuite bathroom, and an office. The property offers plenty of parking options with a front parking pad that accommodates four cars, an additional spot at the back, and available street parking. Conveniently located close to parks, schools, shopping, and more. Don't miss the opportunity to home yours. Call your favourite agent today to book a showing!**

Inclusions: **Electric Stove x2, Refrigerator x2**

Property Listed By: **eXp Realty**

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