



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1183 MARCOMBE Crescent, Calgary T2A4H8**

MLS®#: **A2152953**      Area: **Marlborough**      Listing Date: **07/26/24**      List Price: **\$589,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 12-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1973**  
Lot Information  
 Lot Sz Ar: **4,402 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **966**  
 Low Sqft:  
 Ttl Sqft: **966**

DOM

**52**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`1" x 10`11"	Bedroom	Main	10`1" x 8`11"
Kitchen	Main	14`11" x 8`11"	Living Room	Main	13`5" x 15`11"
Bedroom - Primary	Main	13`5" x 10`3"	4pc Bathroom	Main	5`0" x 7`9"
4pc Bathroom	Basement	7`9" x 7`9"	Bedroom	Basement	12`10" x 14`1"
Bedroom	Basement	12`11" x 10`3"	Kitchen	Basement	7`4" x 8`8"
Laundry	Basement	9`3" x 7`1"	Game Room	Basement	12`7" x 23`9"
Furnace/Utility Room	Basement	5`11" x 5`9"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**1547LK**

Remarks

Pub Rmks: **Open House 4th August 1-4 PM\*\*\*\*LEGAL SUITE !! \*\*\*\* This ONE of a Kind house has tons of UNIQUE Features! It has been completely updated top to bottom all by city of Calgary permits. 5 Bedroom Bungalow boasting a FULLY LEGAL 2 Bedroom SUITE w/ a separate entrance, and an OVERSIZED 21.5 x 23' DOUBLE DETACHED GARAGE! Nestled in a prime location on a quiet street just steps from the parks & playgrounds w/ easy access to 52nd and all the nearby amenities, this property offers endless opportunity. The main level hosts a big bright Living Room and well-equipped Kitchen w/ tiled floors. The 3 spacious Bedrooms have durable laminate flooring and organized closets. Also on this level is a convenient linen closet, a 4-pc Bathroom, and private Laundry Room. Downstairs the LEGAL SUITE features newer windows, laminate and tile flooring, 2 large Bedrooms, a 4-pc Bathroom, and a Kitchen w/ loads of counter & cupboard space that flows into the open-concept Rec Room, and the Utility Room offers both storage and lower-level Laundry. Enjoy the expansive fenced WEST FACING BACKYARD, perfect for outdoor gatherings and relaxation. Plus, the double detached oversized garage provides privacy, and ample parking and storage space. Whether you're looking to invest or to occupy, this property presents an unparalleled opportunity to own in a sought-after location, AND the Suite is recognized on the City of Calgary's Suite Registry and complies with the safety code act / all its codes & regulations. Reach out to your favorite Realtor for Viewing,**

Inclusions: **Fridges x 2, Stoves x 2, Hood fan x 2, Washer x 2, Dryer x 2. All appliances as is**

Property Listed By: **Diamond Realty & Associates LTD.**

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







