



THE A-TEAM

RE/MAX FIRST

1663 MARLYN Way, Calgary T2A 3K8

MLS@#: A2161004 Area: Marlborough Listing 08/30/24 List Price: \$509,987
Status: Pending County: Calgary Change: -\$20k, 12-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1972
Finished Floor Area
Abv Sqft: 963
Low Sqft:
Ttl Sqft: 963
Lot Sz Ar: 4,101 sqft
Lot Shape:

DOM

20
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Sloped
Park Feat: Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Paved, Rear Drive, Secured, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Garden, Private Entrance, Private Yard, Storage

Construction: Vinyl Siding
Flooring: Laminate, Linoleum, See Remarks, Slate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Int Feat: Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen With Eating Area, Bedroom - Primary, Bedroom, and 3pc Bathroom.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**679LK**

Remarks

Pub Rmks: **Welcome to this well-maintained hilltop 3+1 bedroom, 2-bathroom bungalow nestled in the heart of Marlborough. This single-detached family home offers a spacious and comfortable convenient design of both functionality and superb quality. Ideal for families or those seeking a spectacular affordable home to call your own. Walk up to the front door and enter your new home with the large welcoming front foyer and step onto the magnificent exposed slate tiles. The large living and dining room are a traditional family experience to enjoy with entertaining conversation. All bedrooms are large and full of peaceful, relaxing moments of joy and solitude. The kitchen features a eat-in nook area and very ease of maneuver for prepping extravagant meals. The lower level requires flooring to finish off the recent enhancement of the lower level. Included in the lower level a finished wonderful 3pce bath and a proposed bedroom/den and recreation room area.. Located close to all amenities, including schools, shopping, and parks. Incredible opportunity to own your new home is in a prime location for those who value convenience and community. There is a separate back door for easy access to/from the garage and exit to the fun filled back yard. Your new home features and includes a large fenced back yard, perfect for outdoor activities, gardening, or simply relaxing in your private oasis. A double detached garage with two separate single garage doors adds convenience and ample storage space. Don't miss out on this opportunity to own a beautiful original home that is the first time on market from the original owner. Fantastic and highly sought-after neighborhood. Drive buy 1663 Marlyn Way N.E. Recent price improvement for your consideration. Call for your private viewing!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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







