



THE
A-TEAM

**RE/MAX
FIRST**

4415 MARLBOROUGH Drive, Calgary T2A 2Z4

MLS® #: **A2161415**

Area: **Marlborough**

Listing Date: **09/04/24**

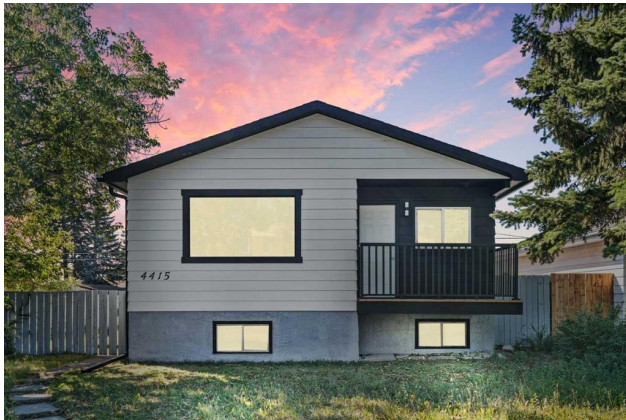
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **974**

Low Sqft:

Ttl Sqft: **974**

Lot Information

Lot Sz Ar: **4,994 sqft**

Lot Shape:

DOM

14

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame,Wood Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**

Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 4`11"	Bedroom	Main	9`8" x 13`0"
Dining Room	Main	10`0" x 7`4"	Kitchen	Main	10`0" x 9`1"
Bedroom - Primary	Main	10`11" x 13`0"	4pc Bathroom	Basement	11`3" x 5`0"
Bedroom	Basement	13`5" x 12`3"	Bedroom	Basement	9`3" x 12`5"
Kitchen	Basement	11`5" x 7`7"	Game Room	Basement	13`0" x 17`0"
Furnace/Utility Room	Basement	11`8" x 7`9"	Living Room	Main	14`3" x 17`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7620JK

Zoning:
R-C1

Remarks

Pub Rmks: **A beautifully updated bi-level home offering the perfect blend of style and functionality. With 4 bedrooms and 2 bathrooms, this property is ideal for families seeking a comfortable and versatile living space. As you step inside, you're greeted by a bright and spacious living area with large windows that fill the space with natural light. The main floor features an open-concept layout, highlighted by a modern kitchen with a central island, perfect for meal prep and casual dining. Adjacent to the kitchen is a cozy dining area, ideal for family meals and entertaining guests. This level also offers three well-sized bedrooms, including a primary bed with ample closet space, and a tastefully updated 4-piece bathroom. The fully finished lower level is a standout feature, boasting an illegal suite complete with a second kitchen, living area, bedroom, and bathroom. It provides flexibility for various living arrangements. Outside, the large fenced backyard is perfect for outdoor gatherings, gardening, or simply relaxing. The property also includes a double detached garage, providing plenty of parking and storage space, along with additional parking in the driveway. Located in the vibrant Marlborough neighborhood, this home is close to schools, parks, shopping centers, and public transit, with easy access to major roads for a quick commute to downtown Calgary or other parts of the city. Don't miss this incredible opportunity to own a versatile, move-in-ready home in one of Calgary's most desirable communities. Schedule your showing today!**

Inclusions:
Property Listed By: **All appliances listed in the appliance section. There are 2 sets of dishwasher, dryer, washer , refrigerator, and stove
PropZap Realty**

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