



THE
A-TEAM

**RE/MAX
FIRST**

63 MARGATE Place, Calgary T2A3E4

MLS® #: **A2162498** Area: **Marlborough** Listing Date: **09/06/24** List Price: **\$649,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1971** Abv Sqft: **1,450**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,652 sqft** Ttl Sqft: **1,450**
 Lot Shape:

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`0"	Dining Room	Main	13`0" x 7`4"
Living Room	Main	15`9" x 12`5"	Family Room	Main	16`3" x 13`4"
Den	Basement	10`7" x 7`5"	Game Room	Basement	23`9" x 20`6"
Furnace/Utility Room	Basement	18`0" x 12`8"	Bedroom - Primary	Main	13`6" x 10`4"
Bedroom	Main	9`9" x 9`0"	Bedroom	Main	12`6" x 10`0"
3pc Bathroom	Basement	7`4" x 5`10"	3pc Bathroom	Main	9`0" x 5`0"
4pc Bathroom	Main	7`9" x 4`11"			

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	312LK

Remarks

Pub Rmks: **Prime Location!! Beautifully renovated bungalow in a cul-de-sac yet steps away from near by Marlborough Mall, Pacific Place plaza, T&T grocery, C-train and easy highway access. This charming home in Marlborough NE boasting modern interior design with a brand NEW ROOF & Hot water tank, double garage and backs onto green space. Detailed accent walls, pot lights, elegant fixtures, vinyl planks throughout with upgraded kitchen, quartz countertops and stainless steel appliances. The gem of this home lies a secondary family room with high ceiling, hardwood walls, creating a warm ambiance perfect to enjoy a cozy evening by the fireplace. The master bedroom contains an ensuite bathroom, and 2 other good size bedroom with a contemporary standing shower and living room with large windows completes the main floor. Beneath, where the basement has been transformed into a versatile Rec room. Whether you envision a game night with your friends, a home gym to stay active, or a playroom for the kids, the possibilities are endless, plus extra storage room/den and 3 piece bathroom. Located in a prime neighbourhood, this home offers the best of both worlds - modern luxury and ultimate convenience. Schedule your showing today. A MUST SEE!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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