



THE
A-TEAM

**RE/MAX
FIRST**

42 MALIBOU Road, Calgary T2V 1W9

MLS®#: **A2164152** Area: **Meadowlark Park** Listing Date: **09/13/24** List Price: **\$660,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **5,834 sqft**
 Lot Shape: **542 sq meters**

Finished Floor Area
 Abv Sqft: **1,068**
 Low Sqft:
 Ttl Sqft: **1,068**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Lawn,Level**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Metal Siding ,Stucco**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 11`8"
Living Room	Main	14`9" x 16`6"
Bedroom	Main	13`9" x 8`3"
4pc Bathroom	Main	10`3" x 6`7"
Bedroom	Basement	10`10" x 11`11"
Game Room	Basement	10`10" x 26`3"

Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 13`0"
Bedroom	Main	11`1" x 9`2"
Dining Room	Main	10`7" x 8`2"
2pc Bathroom	Basement	4`9" x 4`8"
Bedroom	Basement	10`10" x 9`8"
Storage	Basement	13`5" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4808GV

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to 42 Malibou Road SW Calgary. This charming home is nestled in the beautiful neighborhood of Meadowlark Park. Just a short 3-minute drive from the renowned Chinook Centre, this home gives immediate access to a wide array of shopping, dining, and entertainment options. Inside you will find a warm and inviting living room featuring a built-in, brick facing, wood burning fireplace. The main floor includes 3 bedrooms, a 4-piece bathroom, a dining room, and a cozy kitchen. In the lower level you'll come across a spacious recreation room, two bedrooms, a 2-piece bathroom, and a laundry area. Step outside to find a spacious backyard with large deck area, perfect for relaxing, entertaining, or enjoying outdoor activities. As well as a 2-car detached garage perfect for all your vehicle and storage needs! Don't miss out on this beautiful property! The lot is 15.9 Meter frontage and 19.8 meters across the back. 32.72 meters on north side, and 29.05 Meters on south side. Super location to call home. Call to book your showing today!**

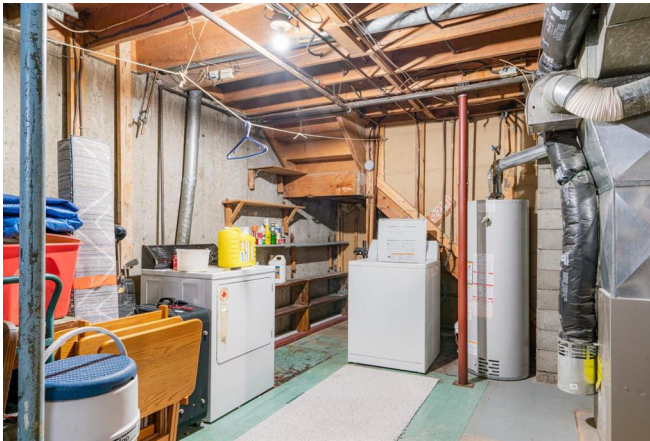
Inclusions:
Property Listed By: **none**
Royal LePage Benchmark

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











42 Malibu Rd, Calgary, AB

Main Building: Total Exterior Area Above Grade 1069.77 sq ft



Water regions are included from total floor area in CCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/03/13
BIGUIDE