



THE
A-TEAM

**RE/MAX
FIRST**

48 MALIBOU Road, Calgary T2V 1W8

MLS® #: **A2168448** Area: **Meadowlark Park** Listing Date: **09/25/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **-\$29k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1955** Abv Sqft: **1,290**
Lot Information Low Sqft:
 Lot Sz Ar: **5,446 sqft** Ttl Sqft: **1,290**
 Lot Shape:

DOM

56
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`2" x 13`2"	Dining Room	Main	11`9" x 10`2"
Eat in Kitchen	Main	10`2" x 13`10"	Bedroom - Primary	Main	15`8" x 9`5"
Bedroom	Main	13`2" x 10`2"	Bedroom	Main	13`2" x 8`1"
4pc Bathroom	Main	0`0" x 0`0"	Family Room	Lower	12`0" x 20`4"
Bedroom	Lower	11`6" x 16`9"	Storage	Lower	8`11" x 13`2"
Furnace/Utility Room	Lower	16`6" x 16`0"	4pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

756HA

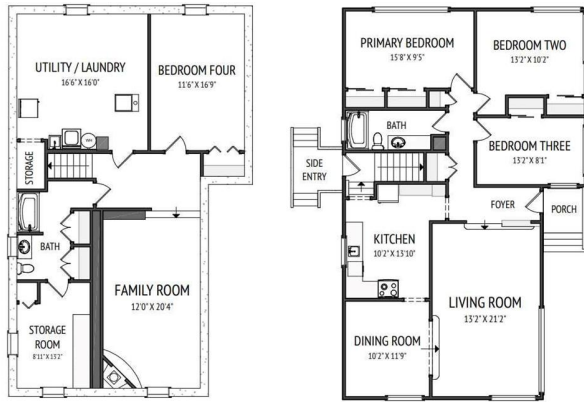
Zoning:
R-CG

Remarks

Pub Rmks: **Prime Location in the S.W inner city community of Meadowlark Park. Treelined street, steps to chinook center and 8 min to downtown. 1,290 sqft bungalow with original hardwood floors, spacious living and dining rooms. Eat-in Kitchen. 3 good sized bedrooms and 4pce bathroom. Separate entrance to developed lower level with family room, 4th bedroom and full bath. 48 Malibou Road S.W**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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



BASEMENT

MAIN LEVEL





