



THE
A-TEAM

**RE/MAX
FIRST**

211 MARLYN Place, Calgary T2A3L1

MLS®#: **A2169958** Area: **Marlborough** Listing Date: **10/06/24** List Price: **\$475,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,101 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Off Street**

Finished Floor Area

Abv Sqft: **815**
 Low Sqft:
 Ttl Sqft: **815**

DOM

47
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
 Int Feat: **Granite Counters,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 11`8"	Kitchen	Main	9`0" x 9`4"
Dining Room	Main	7`4" x 9`0"	Foyer	Main	4`0" x 6`3"
Bedroom - Primary	Main	12`5" x 12`7"	Bedroom	Main	8`10" x 12`6"
Bedroom	Lower	14`5" x 14`7"	Family Room	Lower	14`5" x 14`7"
Furnace/Utility Room	Lower	17`10" x 7`1"	4pc Bathroom	Main	9`0" x 5`0"
4pc Bathroom	Lower	7`2" x 4`11"	Game Room	Lower	12`4" x 23`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

679LK

Remarks

Pub Rmks: **PRICED TO SELL, LOCATION, LOCATION, LOCATION! Welcome to a well-maintained Bi-level home in a big lot, amazing value! features over 1,500 sq ft of development, perfect starter home or investment property, located in a cul-de-sac. This home has a lot to offers, main floor has two large bedrooms, upgraded 4pc baths, plenty of open space and stainless-steel Kitchen appliances, cappuccino cabinets, sliding glass door to deck, newer flooring, washer, dryer and newer Roof. The lower floor has a large bedroom, 4pc bath, very large Rec room. The Backyard is Massive with plenty of room for a big family gathering and a huge garage, located near schools, playgrounds, restaurants, and shopping at the TransCanada Centre, easy get away via Highway 1, Deerfoot Trail (QE II), and Stoney Trail. Don't miss out, it will not last long in the market!!**

Inclusions: **na**
Property Listed By: **D Gees Realty Inc.**

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







