



THE
A-TEAM

**RE/MAX
FIRST**

6016 MEMORIAL Drive, Calgary T2A 3W1

MLS®#: **A2172487** Area: **Marlborough Park** Listing Date: **10/10/24** List Price: **\$549,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **5,220 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Fruit Trees/Shrub(s),Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,161**
 Low Sqft:
 Ttl Sqft: **1,161**

DOM

54
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`8" x 5`2"	4pc Bathroom	Main	8`4" x 5`0"
Bedroom	Main	10`4" x 9`1"	Bedroom	Main	10`5" x 8`4"
Bedroom - Primary	Main	13`5" x 11`1"	3pc Bathroom	Basement	7`10" x 6`4"
Bedroom	Basement	13`1" x 9`11"	Bedroom	Basement	9`9" x 13`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7410533

R-CG

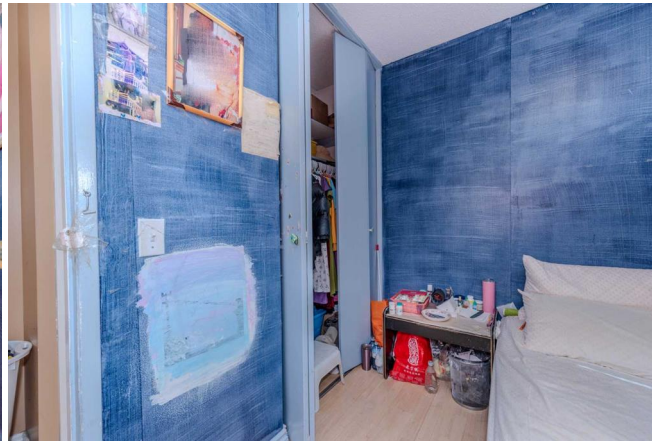
Remarks

Pub Rmks: **Calling Investor/Renovator. Great house but need some work. Welcome to 6016 Memorial Drive NE, a detached home in Marlborough Park community. This house boasts 5 bedroom and 2+1 bathrooms, with the master bedroom and ensuite bathroom on the main floor. All the bedrooms are of good sized and have closets. Kitchen is connecting with the dining area, with ample cabinetry and spacious enough for meal preparing. The living room can fit a family size sofa and TVs, suitable for cozy nights with your family or guests gathering. Living room has a big windows viewing to the green space bringing lots of natural light when entering the house. The basement adds another 2 bedrooms, rec room, laundry and more storage area for your family's convenience. Stepping outside is a private patio and a garden suitable for outdoor activities. This house comes with a double garage and a gazebo, another perfect spot for viewing sunset or enjoying morning coffee. This house is ready for the next owner, come and check it out.**

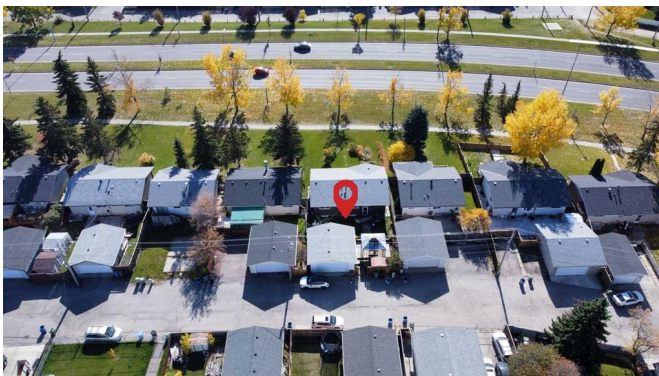
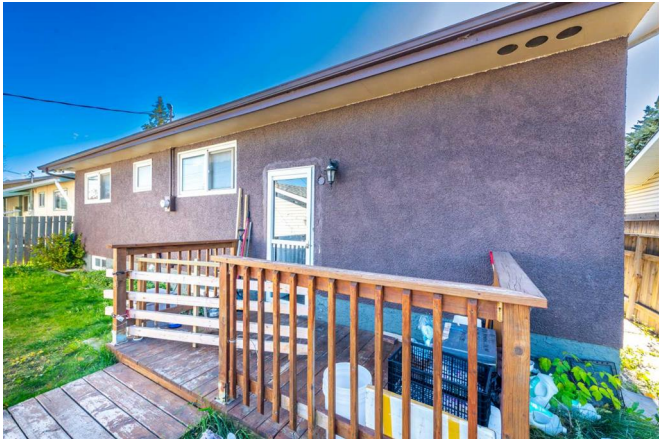
Inclusions: **None**
Property Listed By: **CIR Realty**

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









6016 Memorial Dr, Calgary, AB

Main Floor - Exterior Area 1161.17 sq ft



PREPARED: 2024/10/11

White regions are excluded from total floor area in OJUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

6016 Memorial Dr, Calgary, AB

Basement (Below Grade) - Exterior Area 1099.53 sq ft

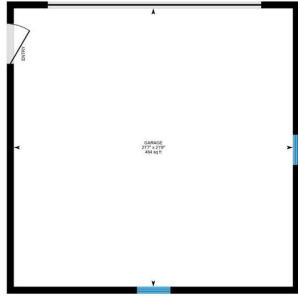


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Garage Excluded Area 511.81 sq ft



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While regions are excluded from total floor area in GDSDE, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.