



THE
A-TEAM

**RE/MAX
FIRST**

1435 42 Street, Calgary T2A 3L3

MLS®#: **A2177457**

Area: **Marlborough**

Listing Date: **11/06/24**

List Price: **\$659,900**

Status: **Active**

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,Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,061**
Low Sqft:
Ttl Sqft: **1,061**

DOM

15
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dryer,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`8" x 9`11"
Bedroom	Main	9`6" x 9`3"
Bedroom	Basement	15`0" x 9`10"
Bedroom	Main	13`8" x 9`11"

Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 7`6"
3pc Bathroom	Basement	6`8" x 7`11"
Bedroom	Basement	12`0" x 11`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

679LK

R-CG

Remarks

Pub Rmks: | **NEWLY RENOVATED | 5 BEDS | 2 BATHS | SEPARATE KITCHENS, LAUNDRY, & ENTRANCE | DOUBLE DET GARAGE | Welcome home! This bungalow located in the community of Marlborough has been extensively renovated from top to bottom and is move-in ready! It features 5 bedrooms and 2 bathrooms, with modern vinyl plank flooring and specially customized cabinets throughout. The main floor boasts a bright, open-concept layout with vaulted ceilings and a large bay window letting in plenty of natural light. The custom kitchen offers a spacious island with matching quartz countertops, soft-close cabinetry, and a stylish accent wood patterned wall. The primary bedroom on the main floor provides direct access to the deck, perfect for outdoor relaxation. Two additional bedrooms complete the main floor along with a 4 piece bathroom. The basement offers an illegal suite with its own kitchen, large living space, 2 bedrooms, a 3-piece bathroom, and a separate entrance for privacy. Outside you will find the large deck perfect for hosting and enjoying in the summer and oversized double detached garage. Located close to shopping, schools, and many amenities. Call your favourite agent for a showing today!**

Inclusions:

Property Listed By:

**Electric Stove x2, Dishwasher x2, Refrigerator x2
eXp Realty**

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







