



THE
A-TEAM

**RE/MAX
FIRST**

4032 MARBANK Drive, Calgary T2A 3J1

MLS®#: **A2180875**

Area: **Marlborough**

Listing Date: **11/25/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **4,316 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Additional Parking,Double Garage Detached**

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`5"
Bedroom	Main	11`6" x 12`0"
Bedroom	Main	11`4" x 9`6"
Kitchen	Main	12`1" x 11`11"
3pc Bathroom	Basement	4`8" x 9`3"
Bedroom	Basement	9`8" x 12`0"
Game Room	Basement	30`1" x 21`2"

Room	Level	Dimensions
3pc Bathroom	Main	6`1" x 9`1"
Bedroom	Main	8`3" x 10`10"
Dining Room	Main	10`9" x 10`0"
Living Room	Main	13`0" x 16`0"
Other	Basement	10`0" x 5`3"
Laundry	Basement	5`0" x 13`8"
Storage	Basement	12`11" x 4`1"

Furnace/Utility Room

Basement

15`1" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

679LK

Zoning:
Rcg

Remarks

Pub Rmks: **Rare original owner home. Great layout with a large living room and 3 good sized bedrooms. Main bathroom shower was remodelled a few years ago. The main floor also has a separate 2 piece bathroom as well. Good sized kitchen with dining area that would welcome a large table. Downstairs has older Development with a built in bar area. and large family room with a wood burning fireplace with gas lighter. Also including a cold room with shelving, bedroom and 3 piece bath. The furnace and hot water tank were upgraded as well. Property also has air conditioning for those hot summer days. Rear yard has a heated double garage and parking for an additional 2 parking spots or Rv parking. Back alley is paved as well.**

Inclusions:
Property Listed By:

**Built in Vacuum system and all Attachments, Garage Heater
CIR Realty**

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













