



63 MARGATE Place, Calgary T2A3E4

MLS®#: **A2182118** Area: **Marlborough** Listing Date: **12/05/24** List Price: **\$644,999**
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **6,652 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,450**
 Low Sqft:
 Ttl Sqft: **1,450**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,Double Vanity,High Ceilings**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`6" x 9`0"	Living Room	Main	15`9" x 12`5"
Den	Basement	10`7" x 7`5"	Laundry	Basement	18`0" x 12`8"
Bedroom - Primary	Main	13`6" x 10`4"	Bedroom	Main	9`9" x 9`0"
3pc Bathroom	Basement	7`4" x 5`10"	3pc Bathroom	Main	9`0" x 5`0"
4pc Ensuite bath	Main	7`9" x 4`11"	Dining Room	Main	13`0" x 7`4"
Great Room	Main	16`3" x 13`4"	Game Room	Basement	23`9" x 20`6"
Bedroom	Main	12`6" x 10`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

312LK

Remarks

Pub Rmks: **Prime Location!! Beautifully renovated bungalow in a cul-de-sac yet steps away from near by amenities, Marlborough mall, Pacific plaza T&T groceries, C-train and easy highway access. This charming home in Marlborough boasting modern interior design with a brand NEW ROOF & Hot water tank, double garage and backs onto green space. Detailed accent walls, pot lights, elegant fixtures, vinyl planks throughout with new kitchen , quartz countertops and stainless steel appliances. The gem of this home lies a secondary family room with high ceiling, hardwood walls, creating a warm ambiance perfect to enjoy a cozy evening by the fireplace. The master bedroom contains an ensuite bathroom, and 2 other good size bedroom with a contemporary standing shower and living room with large windows completes the main floor. Beneath, where the basement has been transformed into a versatile rec room. Whether you envision a game night with your friends, a home gym to stay active, or a playroom for the kids, the possibilities are endless. Located in a prime neighbourhood, this home offers the best of both worlds - modern luxury and ultimate convenience. Schedule your showing today, A MUST SEE!**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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











