



THE
A-TEAM

**RE/MAX
FIRST**

1435 42 Street, Calgary T2A 3L3

MLS®#: **A2183621**

Area: **Marlborough**

Listing Date: **12/15/24**

List Price: **\$733,600**

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:

Finished Floor Area

Abv Sqft: **1,106**
Low Sqft:
Ttl Sqft: **1,106**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 9`8"
Bedroom	Main	10`0" x 13`0"
Living Room	Main	15`5" x 13`3"
3pc Bathroom	Lower	7`11" x 6`9"
Bedroom	Lower	9`11" x 15`1"
Furnace/Utility Room	Lower	8`3" x 13`7"

Room	Level	Dimensions
Bedroom	Main	9`5" x 9`7"
Kitchen	Main	17`6" x 18`2"
Bedroom - Primary	Main	13`10" x 10`1"
Bedroom	Lower	14`2" x 12`0"
Kitchen	Lower	19`11" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC-G

679LK

Remarks

Pub Rmks: **Welcome to this beautifully renovated bungalow located in the desirable community of Marlborough NE. This home offers over 2130 square feet of living space and is perfect for families, first-time buyers, or investors looking for rental potential. Step inside to find a fully updated and modern interior with 3 spacious bedrooms and a 4-piece full bathroom on the main floor. The living spaces are bright and inviting, providing a comfortable atmosphere for everyday living. The kitchen is tastefully renovated with contemporary finishes, making it perfect for cooking and entertaining. The fully finished illegal basement suite offers additional living space with 2 bedrooms, a 3-piece bathroom, a large living room, and a well-sized kitchen. The basement also features a separate entrance, providing privacy and convenience for tenants or extended family. This home has been meticulously updated with a new roof, siding, hot water tank, and furnace, offering peace of mind for years to come. The backyard features a hot tub, making it the ideal spot to relax and unwind after a long day. The back lane detached double garage provides ample space for parking and storage. Key Features: Over 2130 SF of living space 3 spacious bedrooms and a 4-piece bathroom on the main floor Fully renovated interior Illegal basement suite with 2 bedrooms, a 3-piece bathroom, large living room, kitchen, and separate entrance New roof, siding, hot water tank, and furnace Hot tub in the backyard Back lane detached double garage Close to playgrounds, schools, T&T Market, Canadian Tire, Marlborough Mall, and the train station Conveniently located near all the amenities you need, this home is a must-see! Don't miss your chance to own this beautifully renovated property in Marlborough NE. Call today to schedule your private showing!**

Inclusions: **None**
Property Listed By: **Diamond Realty & Associates LTD.**

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









