



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1416 MARDALE Drive, Calgary T2A 3M4**

MLS® #: **A2184026**      Area: **Marlborough**      Listing Date: **12/21/24**      List Price: **\$544,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 16-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1971**  
Lot Information  
 Lot Sz Ar: **4,994 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,073**  
 Low Sqft:  
 Ttl Sqft: **1,073**

DOM

**32**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Many Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`0" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`11" x 8`10"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>12`8" x 8`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>14`7" x 11`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 9`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

**3pc Bathroom**

**Basement**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**132LK**

Remarks

Pub Rmks: **Price improvement for quick sale! Perfectly located just steps from schools, parks, amenities, and transit, this property is an exceptional opportunity for families and investors. With a fully finished walk-up basement, this property offers incredible potential and versatility. The renovated upper level features a bright and spacious front living room, highlighted by a large picture window that floods the space with natural light. Adjacent to it, the dining room opens onto the rear deck through patio doors, offering a seamless connection to the expansive backyard. The kitchen is equipped with sleek stainless steel appliances, combining style and functionality. Completing the upper level are two generously sized bedrooms and a well-appointed four-piece bathroom. The basement includes a comfortable living room, a flex area, bathroom, and two spacious bedrooms, all accessible through a separate walk-up rear entrance. Large windows further enhance the space, making it bright and welcoming. For added convenience, the property features a double detached garage and a shed. This exceptional move-in-ready home is situated in a prime location within an amenity-rich community.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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















