



THE
A-TEAM

**RE/MAX
FIRST**

6731 MALVERN Road, Calgary T2A 5C3

MLS®#: **A2184504**

Area: **Marlborough Park**

Listing Date: **12/29/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar: **4,972 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,127**
Low Sqft:
Ttl Sqft: **1,127**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached,RV Access/Parking,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`3" x 8`11"
2pc Ensuite bath	Main	5`0" x 4`6"
4pc Bathroom	Main	8`2" x 4`11"
Living Room	Main	15`1" x 13`8"
Kitchen	Main	13`8" x 13`3"
Kitchen	Basement	11`6" x 9`2"
Bedroom	Basement	13`6" x 9`2"

Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 11`0"
Bedroom	Main	10`4" x 8`2"
Entrance	Main	4`10" x 3`11"
Dining Room	Main	10`0" x 9`2"
Game Room	Basement	24`0" x 9`7"
Furnace/Utility Room	Basement	13`1" x 6`1"
Bedroom	Basement	16`3" x 11`0"

3pc Bathroom

Basement

12`0" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510603

Zoning:
R-CG

Remarks

Pub Rmks: **This beautifully updated home offers over 1,128 sqft 3 BEDROOMS AND 2 FULL WASHROOMS UP AND 2 BEDROOM LEGAL BASEMENT SUITE AND DOUBLE GARAGE DETACHED in a prime neighbourhood. Featuring new flooring, granite island, updated appliances and a cozy electric fireplace, the main floor is brightened by large, newer windows. Main floor comes with spacious and bright living room dining area and big kitchen. Separate Entrance leading to a fully finished legal basement suite with its own kitchen, living area, and two bedrooms—perfect for investor or live up and rent down . With five bedrooms, three bathrooms, a double garage, and extra parking for an RV, this property is practical and inviting. Recent updates, including newer shingles and windows, add to its appeal. Conveniently close to schools, playgrounds and public transit, this home is move-in ready and packed with potential families, investors or anyone seeking a comfortable and convenient lifestyle.**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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









