



THE
A-TEAM

**RE/MAX
FIRST**

4851 MARDALE Road, Calgary T2A 4H1

MLS®#: **A2185882**

Area: **Marlborough**

Listing Date: **01/07/25**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar: **5,005 sqft**
Lot Shape: **60x106**

Finished Floor Area

Abv Sqft: **1,476**
Low Sqft:
Ttl Sqft: **1,476**

DOM

15
Layout
Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Rectangular Lot

Park Feat:

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 11`4"
Living Room	Main	18`2" x 12`8"
Family Room	Basement	13`10" x 10`8"
Bedroom - Primary	Second	14`8" x 10`0"
Bedroom	Second	10`10" x 10`8"
Bedroom	Basement	10`10" x 8`0"
4pc Bathroom	Second	7`8" x 5`0"

Room	Level	Dimensions
Dining Room	Main	11`4" x 10`8"
Laundry	Main	10`4" x 4`8"
Kitchen	Basement	14`6" x 12`2"
Bedroom	Second	9`6" x 9`4"
Bedroom	Second	12`10" x 9`4"
2pc Bathroom	Main	5`6" x 4`8"
4pc Bathroom	Basement	7`0" x 6`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1547LK

Remarks

Pub Rmks: **Calling All Big Families! Massive 60x106FT Lot ! This fantastic home offers 5 bedrooms and 2.5 bathrooms, plus an illegal suite. The main floor features a spacious kitchen, inviting living room, and formal dining area. Laundry is on the main floor with setup in the basement. Enjoy the privacy of a large, fenced backyard with no neighbors behind, as it backs onto a school field. Additional perks include a single-car garage and a parking pad perfect for RV parking! Conveniently located near TransCanada Mall and within walking distance to schools, a church, and shopping.**

Inclusions:
Property Listed By: **N/A
The Real Estate District**

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











