



THE
A-TEAM

**RE/MAX
FIRST**

719 MALVERN Drive, Calgary T2A 5P9

MLS®#: **A2186780** Area: **Marlborough Park** Listing Date: **01/10/25** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **4,789 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **960**
 Low Sqft:
 Ttl Sqft: **960**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Portable Dishwasher,Range Hood,Refrigerator,Washer**
 Int Feat: **Vinyl Windows,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 11`2"	Kitchen With Eating Area	Main	15`11" x 11`2"
Bedroom - Primary	Main	11`9" x 11`1"	Bedroom	Main	11`8" x 7`11"
Bedroom	Main	8`11" x 8`6"	Foyer	Main	4`2" x 3`5"
4pc Bathroom	Main	7`5" x 4`11"	Family Room	Basement	22`9" x 10`4"
Storage	Basement	14`8" x 10`8"	Flex Space	Basement	7`11" x 6`8"
Laundry	Basement	8`6" x 5`2"	2pc Bathroom	Basement	5`7" x 3`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610069

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to Marlborough Park! This delightful 3 bedroom, 1.5 bathroom bungalow is ready for its new owner. The main floor has been freshly painted, offering a bright, updated feel throughout. The cozy living room is perfect for relaxing or unwinding after a long day, while the functional kitchen includes a dining area. You'll also find 3 bedrooms and a beautifully renovated 4-piece bathroom, providing both comfort and style. Step downstairs to a fun throwback space with a vintage feel. This basement is perfect for entertaining with its wet bar. Whether you want to embrace the retro charm of the '70s or update it to your own taste, the possibilities are endless! Enjoy the South facing backyard on a generously sized lot, complete with an oversized 2 car garage. Ideal for extra storage or a workshop. Discover the charm of this home. Located in a peaceful, family-oriented neighbourhood, this property offers tranquility while being close to essential amenities, including schools, shopping centres, parks, and public transit. Don't miss out on this fantastic opportunity!

Inclusions:
Property Listed By:

None.
Realty Unleashed

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









