



THE
A-TEAM

**RE/MAX
FIRST**

4919 MARCOMBE Road, Calgary T2A3G4

MLS®#: **A2196842** Area: **Marlborough** Listing Date: **02/24/25** List Price: **\$624,900**
 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: **5,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,128**
 Low Sqft:
 Ttl Sqft: **1,128**

DOM

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

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Irregular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`0" x 13`3"	Kitchen	Main	9`3" x 133`0"
Dining Room	Main	13`4" x 8`8"	Family Room	Lower	13`6" x 10`7"
Laundry	Lower	4`5" x 10`0"	Furnace/Utility Room	Lower	7`3" x 5`9"
Other	Lower	13`6" x 17`0"	Bedroom - Primary	Main	11`4" x 11`4"
Bedroom	Main	8`4" x 9`8"	Bedroom	Main	8`2" x 9`6"
Bedroom	Lower	11`7" x 10`0"	Bedroom	Lower	8`0" x 17`5"
4pc Bathroom	Main	8`7" x 4`9"	4pc Bathroom	Lower	8`3" x 7`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

81LK

Remarks

Pub Rmks: **Beautiful Bungalow on a quiet street close to all amenities within walking distance. With 3 bedrooms on the main floor with a cozy fireplace in the living room, offers 5 bedrooms, a 2-bedroom illegal basement suite, in the basement with a SEPARATE ENTRANCE and Common Laundry Area South facing back yard with an Oversized 2 car garage AND RV or 3rd Car parking spot beside the garage. This home has been well maintained and shows very well.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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











