



251 MARLYN Place, Calgary T2A3L1

MLS®#: **A2197791** Area: **Marlborough** Listing Date: **02/27/25** 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: **1972**
Lot Information
 Lot Sz Ar: **5,145 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,155**
 Low Sqft:
 Ttl Sqft: **1,155**

DOM
0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,See Remarks,Treed**
 Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Ext Feat: **Fire Pit,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|----------|----------------|------------------|----------|---------------|
| Living Room | Main | 11`2" x 19`4" | Dining Room | Main | 8`9" x 9`4" |
| Kitchen With Eating Area | Main | 15`9" x 12`8" | 4pc Bathroom | Main | 8`3" x 4`11" |
| Bedroom - Primary | Main | 12`10" x 13`3" | 2pc Ensuite bath | Main | 4`3" x 4`11" |
| Bedroom | Main | 8`8" x 9`11" | Bedroom | Main | 9`0" x 13`5" |
| 3pc Bathroom | Basement | 5`8" x 5`10" | Game Room | Basement | 12`4" x 20`3" |
| Family Room | Basement | 16`3" x 15`9" | Workshop | Basement | 16`5" x 9`11" |
| Storage | Basement | 10`0" x 9`5" | | | |

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

679LK

Remarks

Pub Rmks: **Wonderful home tucked away in a cul-de-sac yet with quick access to major routes. Fantastic curb appeal with durable Hardieboard siding, modern house numbers, shingles only about 12 years old & mature trees to provide shade & privacy. Parking pad to the left offers additional parking or perfect for an RV. Enter home into the designated foyer with front coat closet, plenty of space for the family to enter at the same time. To the left find the living room with large front window & a cozy fireplace centrally located. Notice the home has been painted a modern neutral color! Open to the dining area, this also offers a side patio door which lets in the natural light. Kitchen is a fantastic size offering white cabinets, stainless steel appliances including microwave/hoodfan to offer more counter space. Dual sinks with a pull-out tap & a window above. Room for a dining table in the kitchen allows more flexibility for options with the main living space. Pantry closet just steps into the hallway. The full bathroom includes a tub & shower combo. Master bedroom is spacious & has mirrored sliding closet doors, a ceiling fan & large window. A must have 2 piece ensuite bathroom with a pedestal sink, lots of mirrors & attached storage shelves. Next find the 2nd bedroom with white casement window, mirrored closet & modern light fixture. Down the hall find the 3rd bedroom with a great east facing window to let in the morning light. Also a ceiling fan for warm days & mirrored closet door. The basement offers a huge rec/games room.....pool table can stay if buyer wants. There is a family/media room with dark wood features great for family gatherings & movie nights. Find the full 3 piece modern bathroom which offers a shower & vanity with a white cabinet. Large storage area fits a deepfreeze, luggage & seasonal items. At the back of the house is the laundry area with matching white washer & dryer. Tucked behind is another flex room which has been used as a workshop & extra storage & also offers a workbench & built in cabinets + storage shelves but it's also capable of being converted into kids play area, home office, a variety of options. Check out the fabulous backyard, tons of mature trees, an area with a firepit plus an incredible south facing patio for your furniture & the BBQ. The patio is right off the dining area through patio doors. Decorative metal fencing to keep yard enclosed but lets in the sun. Raised garden boxes are handy & separate patio area from grassy yard. Double detached garage has been insulated & has plywood secured perfect for hanging your tools etc. Back entrance gives options to head up to main level through the upgraded kitchen door or head down to the basement. Large landing at the back is great for coats & footwear. Other improvements incl: Hot water tank only 4 years old, extra blown-in attic insulation, garage door & opener only 6 yrs old. Property sides onto a grassy park area & playground is steps away! Access to schools, shopping & transit!!**

Inclusions:
 Property Listed By:

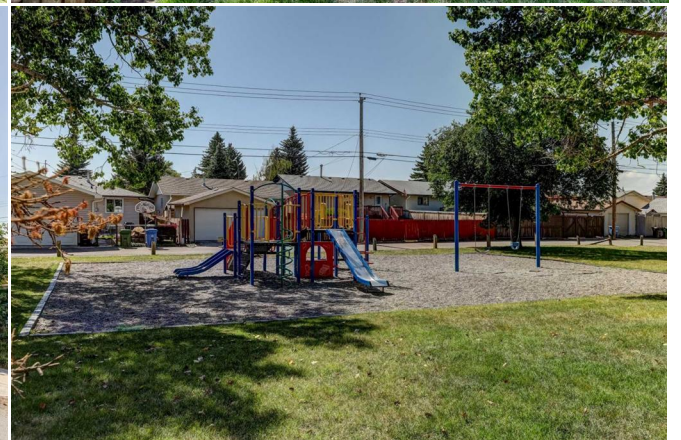
**Pool Table is Negotiable
 RE/MAX First**

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











251 Marilyn PI NE, Calgary, AB

Main Floor Exterior Area 1159.22 sq ft
Interior Area 1102.47 sq ft



0 4 8 ft PREPARED: 2024/09/23

White regions are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

251 Marilyn PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 1180.09 sq ft
Interior Area 1080.29 sq ft



0 3 6 ft PREPARED: 2024/09/23

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