



# 108 MARDALE Crescent Calgary Alberta

\$629,900

Discover the perfect home in the welcoming community of Marlborough. This beautifully renovated house, located close to essential amenities, Calgary transit, and schools for all grade levels, offers everything you need. Recreational centers are also nearby, adding to the convenience. Recently updated within the last five years, the home boasts a new kitchen, tile flooring, laminate, fresh paint, and upgraded hot water tank and furnace. Additionally, the front of the house features newly laid concrete, providing a fresh look. The main level welcomes you with a spacious living room, a dining area, and a large kitchen, perfect for family gatherings. Three well-sized bedrooms and a modern 4-piece bathroom complete this level, offering comfortable living space. The illegal basement suite offers a separate entrance, leading to a fully developed area with ample living space. It includes a kitchenette, two bedrooms, a 4-piece bathroom, and an ensuite. The common area houses the laundry room, providing convenient access for all residents. Enjoy the warm summer nights in the good-sized backyard, ideal for relaxing and entertaining. The property also features a 2-car garage, with extra parking space available in front of the garage. This Marlborough home combines comfort, convenience, and modern updates, making it an ideal choice for families or anyone looking for a beautiful place to call their own. (id:6769)

Family room 16.25 Ft x 10.67 Ft  
 Den 12.67 Ft x 9.08 Ft  
 Other 9.17 Ft x 7.92 Ft  
 Other 9.25 Ft x 5.00 Ft  
 Bedroom 8.58 Ft x 16.17 Ft  
 Bedroom 10.33 Ft x 12.50 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Living room 16.00 Ft x 13.50 Ft  
 Kitchen 10.08 Ft x 9.75 Ft  
 Dining room 9.83 Ft x 9.08 Ft  
 Other 8.58 Ft x 7.50 Ft  
 Primary Bedroom 12.42 Ft x 11.08 Ft  
 Bedroom 13.42 Ft x 9.00 Ft  
 Bedroom 10.08 Ft x 8.50 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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### Mirror

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