



## 6768 Malvern Road Calgary Alberta

\$577,000

Welcome to 6768 Malvern Rd - A Home with Endless Opportunities! This property offers a LEGAL basement suite, making it an excellent choice for those looking to qualify for a mortgage or generate extra income. Situated on a spacious 50x100 ft lot (over 5,000 sqft) with R-CG zoning, this home is perfect for homeowners and investors alike. As you step through the front door, you'll immediately notice the bright, open floor plan, with large windows that bring in abundant natural light. The newer, stylish, and durable LVP flooring throughout the home not only enhances its modern aesthetic but also provides easy maintenance. The main floor features a spacious living room that's ideal for family gatherings, a well-appointed kitchen, and a cozy dining area. Down the hall, you'll find two generously sized bedrooms, including a large primary suite with a convenient 2-piece ensuite. The LEGAL basement suite is a standout feature, offering incredible flexibility. With its own separate entrance, it includes a full kitchen, a large living room, two sizable bedrooms, and a full bathroom. This basement is a fantastic income generator, ideal for a LIVE UP - RENT DOWN setup. Previously generating \$3,400-\$3,600 in monthly revenue, this property is a valuable addition to any investment portfolio. Outside, the property features low-maintenance landscaping, giving you more time to enjoy the space and less time spent on upkeep. The double detached garage adds convenience and ample storage. Located in the quiet community of Marlborough Park, this home provides easy access to public transit, schools, parks, and shopping centers. Major artery roads are nearby, ensuring seamless travel throughout the city. Whether you're a first-time buyer looking for a mortgage helper, an investor seeking strong rental income, or a family in need of space and convenience, this home offers it all. Book your private...

Bedroom 10.25 M x 8.67 M

Bedroom 12.75 M x 8.83 M

4pc Bathroom 10.33 M x 4.92 M

Other 12.50 M x 10.17 M

Recreational, Games room 18.92 M x 18.42 M

Furnace 13.17 M x 10.50 M

2pc Bathroom 4.67 M x 5.00 M

4pc Bathroom 8.17 M x 4.92 M

Bedroom 10.25 M x 8.25 M

Dining room 10.00 M x 9.17 M

Kitchen 13.17 M x 13.08 M

Living room 13.67 M x 18.92 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

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Bedroom 10.33 M x 9.00 M

Primary Bedroom 13.17 M x 10.83 M