



# 1435 42 Street Calgary Alberta

\$733,600

Welcome to this beautifully renovated bungalow located in the desirable community of Marlborough NE. This home offers over 2130 square feet of living space and is perfect for families, first-time buyers, or investors looking for rental potential. Step inside to find a fully updated and modern interior with 3 spacious bedrooms and a 4-piece full bathroom on the main floor. The living spaces are bright and inviting, providing a comfortable atmosphere for everyday living. The kitchen is tastefully renovated with contemporary finishes, making it perfect for cooking and entertaining. The fully finished illegal basement suite offers additional living space with 2 bedrooms, a 3-piece bathroom, a large living room, and a well-sized kitchen. The basement also features a separate entrance, providing privacy and convenience for tenants or extended family. This home has been meticulously updated with a new roof, siding, hot water tank, and furnace, offering peace of mind for years to come. The backyard features a hot tub, making it the ideal spot to relax and unwind after a long day. The back lane detached double garage provides ample space for parking and storage.

**Key Features:** Over 2130 SF of living space, 3 spacious bedrooms and a 4-piece bathroom on the main floor, fully renovated interior, illegal basement suite with 2 bedrooms, a 3-piece bathroom, large living room, kitchen, and separate entrance. New roof, siding, hot water tank, and furnace. Hot tub in the backyard. Back lane detached double garage. Close to playgrounds, schools, T&T Market, Canadian Tire, Marlborough Mall, and the train station. Conveniently located near all the amenities you need, this home is a must-see! Don't miss your chance to own this beautifully renovated property in Marlborough NE. Call today to schedule your private showing! (id:6769)

- 3pc Bathroom 7.92 Ft x 6.75 Ft
- Bedroom 14.17 Ft x 12.00 Ft
- Bedroom 9.92 Ft x 15.08 Ft
- Kitchen 19.92 Ft x 14.17 Ft
- Furnace 8.25 Ft x 13.58 Ft
- 4pc Bathroom 7.58 Ft x 9.67 Ft

- Bedroom 9.42 Ft x 9.58 Ft
- Bedroom 10.00 Ft x 13.00 Ft
- Kitchen 17.50 Ft x 18.17 Ft
- Living room 15.42 Ft x 13.25 Ft
- Primary Bedroom 13.83 Ft x 10.08 Ft

Listing Presented By:



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