



## 4635 Marwood Way Calgary Alberta

\$529,000

ATTENTION INVESTORS/FIRST TIME BUYERS!!! This is an incredible opportunity for a first time buyer looking for a mortgage helper or an investor looking for a turnkey rental property. Upper level features spacious living room, breakfast nook and kitchen with island and stainless steel appliances. 4 piece bathroom and 2 more bedrooms are on this level with the second bedroom having a flex/sitting room. Lower level has common laundry and has its own separate entry with living room, kitchen, bedroom and 4 piece bathroom. Outside there is a breezeway that leads to the double detached garage that has an attached recreational/games room. The established yard completes this unique property. Close to schools, marlborough mall, transit and all other amenities. (id:6769)

Family room 3.81 M x 3.23 M

Eat in kitchen 4.95 M x 4.60 M

Bedroom 5.59 M x 2.69 M

Laundry room 2.54 M x 1.96 M

4pc Bathroom 2.97 M x 1.73 M

Living room 5.54 M x 2.41 M

Kitchen 3.45 M x 2.82 M

Dining room 2.69 M x 2.49 M

Breakfast 2.11 M x 1.73 M

Primary Bedroom 3.48 M x 3.48 M

Bedroom 2.80 M x 2.49 M

Other 2.95 M x 2.44 M

4pc Bathroom 2.41 M x 1.50 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

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