



## 211 Marlyn Place Calgary Alberta

\$475,000

PRICED TO SELL, LOCATION, LOCATION, LOCATION! Welcome to a well-maintained Bi-level home in a big lot, amazing value! features over 1,500 sq ft of development, perfect starter home or investment property, located in a cul-de-sac. This home has a lot to offers, main floor has two large bedrooms, upgraded 4pc baths, plenty of open space and stainless-steel Kitchen appliances, cappuccino cabinets, sliding glass door to deck, newer flooring, washer, dryer and newer Roof. The lower floor has a large bedroom, 4pc bath, very large Rec room. The Backyard is Massive with plenty of room for a big family gathering and a huge garage, located near schools, playgrounds, restaurants, and shopping at the TransCanada Centre, easy get away via Highway 1, Deerfoot Trail (QE II), and Stoney Trail. Don't miss out, it will not last long in the market!! (id:6769)

Bedroom 14.42 Ft x 14.58 Ft

Family room 14.42 Ft x 14.58 Ft

Furnace 17.83 Ft x 7.08 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Recreational, Games room 12.33 Ft x 23.25 Ft

Living room 15.92 Ft x 11.67 Ft

Kitchen 9.00 Ft x 9.33 Ft

Dining room 7.33 Ft x 9.00 Ft

Foyer 4.00 Ft x 6.25 Ft

Primary Bedroom 12.42 Ft x 12.58 Ft

Bedroom 8.83 Ft x 12.50 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
D Gees Realty Inc.

<http://www.dgeeshomes.com/>



**CIR**

**REALTY**

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