



## 4420 Marbank Drive Calgary Alberta

\$599,000

Great opportunity for first time home buyer or investor to own this home. Welcome to this beautiful house in the community of Marlborough. The house is situated on a corner lot close to St. Mark Elementary School, a bus stop, a C-Train station, and a shopping centre. The house faces east-west, and with brand new windows it brings in lots of natural lighting throughout the day. The main floor offers three bedrooms, one and a half bath, brand new kitchen cabinets with quartz countertops. The basement is an illegal suite, with three bedrooms, brand new kitchen cabinets with quartz countertops, and one full bath. The basement windows are egress size. The basement is in the legalization process and the owners are waiting for the building permit. On the exterior of the house you will find the brand new vinyl siding which is not on the garage only the house. The garage offers many upgrades such as brand new roof shingles, new downspouts and gutters, and new garage doors and motors. Call your favourite realtor before this opportunity is gone. Basement tenants pay \$\$1800 plus 50% utilities. (id:6769)

Bedroom 10.83 Ft x 14.25 Ft  
 Bedroom 16.83 Ft x 10.67 Ft  
 Bedroom 8.00 Ft x 10.58 Ft  
 Kitchen 10.92 Ft x 10.42 Ft  
 Recreational, Games room 25.67 Ft x 10.67 Ft  
 4pc Bathroom 7.92 Ft x 4.83 Ft  
 Laundry room 7.67 Ft x 3.58 Ft  
 Dining room 9.42 Ft x 11.92 Ft

Living room 18.75 Ft x 11.50 Ft  
 Laundry room 2.92 Ft x 2.83 Ft  
 Primary Bedroom 10.25 Ft x 11.50 Ft  
 Bedroom 11.00 Ft x 8.00 Ft  
 Bedroom 10.50 Ft x 11.50 Ft  
 2pc Bathroom 7.33 Ft x 5.17 Ft  
 4pc Bathroom 7.92 Ft x 4.83 Ft  
 Kitchen 11.92 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
 FIRST PLACE REALTY



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca