



## 5218 Marbank Drive Calgary Alberta

\$440,000

INCREDIBLE LOCATION! LOCATION! ||INVESTMENT ALERT|| BEST PRICED| FIRST TIME HOME BUYER| Amenities, Schools & Parks Nearby | 6-Bedrooms | 2-Bathrooms | Large Backyard with massive parking lot | Parking Pad & Street Parking. Open the front door to this half duplex to a foyer that splits into 2 stairwell. The main level has a front living room has plenty of natural light filling the space through the West facing windows. Down the hall you will find a 4 piece bath that has been fitted for extra mobility support and 3 bedrooms that are ready for you to paint and customize your taste. Primary bedroom is good sized. The lower level has 3 good sized bedrooms, 4piece bathroom, washer & dryer (as is). Kitchen, nook & living area. These three bedrooms up, 3 bedroom down semi-detached home located in most sought after Marlborough community can be used as a revenue property or Multi-generation family and is available for quick possession. This home is close to shopping malls, bus stops, parks and playgrounds! Hurry and book a showing! This one will not last long. (id:6769)

Living room/Dining room 7.25 Ft x 9.25 Ft

Other 6.08 Ft x 10.58 Ft

Bedroom 9.67 Ft x 15.08 Ft

Furnace 5.00 Ft x 6.00 Ft

Bedroom 9.33 Ft x 10.92 Ft

Laundry room 3.00 Ft x 11.50 Ft

Bedroom 10.42 Ft x 12.58 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Other 3.75 Ft x 6.42 Ft

Kitchen 9.33 Ft x 10.08 Ft

Dining room 10.42 Ft x 10.50 Ft

Living room 12.25 Ft x 13.00 Ft

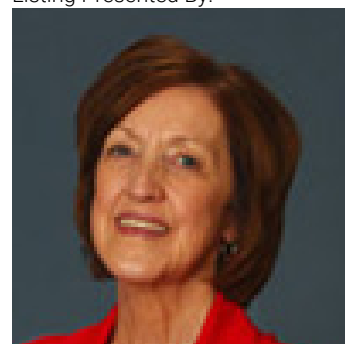
Primary Bedroom 10.08 Ft x 10.92 Ft

Bedroom 8.92 Ft x 9.17 Ft

Bedroom 7.25 Ft x 8.92 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY



**REALTY** **CIR**

149 West Lakeview Point , Calgary, AB,

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