1668 Marlyn Way Calgary Alberta

$449,900

Welcome to this well-maintained Bungalow in the sought-after community of Marlborough. This is a perfect home for a first time home buyer, or a great revenue property. As you walk through the front door you are greeted with brand new vinyl plank flooring throughout the main level. The open floor plan allows for tons of natural light in this cared for home. On the main level you will find a large and inviting living room, the kitchen is large with lots of cabinets and storage room for a family size table, 3 decent-sized bedrooms and an updated 4-piece bath complete the main floor. Entire home has newer windows, through out. 3 egress windows down. On the lower level you will find a great sized family room with a beautiful wood-burning brick-faced fireplace (AS IS, current owner has never used), two additional bedrooms already equipped with egress windows. There is an additional 4-piece bathroom perfect to meet the needs of a busy family. A large laundry room with room plus additional storage under the stairs, and a flex room between the bathroom and laundry room for extra storage. Combined you have over 1800 sq ft of living space. This awesome home is located close to schools, transit and shopping. There is room for a garage in back, right now you have a parking stall fenced in. Book your showing today! (id:6769)

Other	8.42 Ft x 11.17 Ft	Living room	12.42 Ft x 17.25 Ft
Family room	19.58 Ft x 11.67 Ft	Kitchen	17.25 Ft x 10.83 Ft
Recreational, Games room	11.50 Ft x 5.42 Ft	Pantry	3.08 Ft x 2.33 Ft
Bedroom	10.17 Ft x 10.67 Ft	Primary Bedroom	11.50 Ft x 10.17 Ft
Bedroom	9.17 Ft x 10.75 Ft	Bedroom	11.50 Ft x 9.08 Ft
4pc Bathroom	7.33 Ft x 4.83 Ft	Bedroom	8.08 Ft x 9.42 Ft
Other	4.92 Ft x 4.00 Ft	4pc Bathroom	8.17 Ft x 4.92 Ft

Listing Presented By:

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