



## 352 Malvern Close Calgary Alberta

\$550,000

Welcome to 352 Malvern Close NE, a classic bungalow nestled in the heart of Marlborough Park,. This home offers 4 bedrooms, 1.5 bathroom, sitting on a generous 5,758 sq ft lot and looking out to a green space, with no neighbor in front. Built in 1975, this home has its character with modern potential, making it ideal for families, first-time buyers, or savvy investors. Some property highlights: spacious main floor layout with ample natural light; the master bedroom has a walk-in closet with a 2pc ensuite, all bedrooms are of good-sized; L-shaped kitchen room, full of natural light, lots of room for cabinetry. The property has an expansive lot size in a R-CG zoning with room to garden, entertain, or expand. Situated on a quiet cul-de-sac in a family-friendly neighborhood. Walking distance to schools, parks, and public transit. Easy access to major roadways, shopping centers, and amenities. Whether you're looking to settle down or expand your portfolio, 352 Malvern Close NE is a must-see. Schedule your viewing today and discover the possibilities! (id:6769)

Bedroom 13.17 Ft x 10.00 Ft

Primary Bedroom 11.92 Ft x 11.00 Ft

2pc Bathroom 5.00 Ft x 4.42 Ft

Bedroom 10.25 Ft x 9.00 Ft

Bedroom 10.25 Ft x 8.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca