



## 632 Marian Crescent Calgary Alberta

\$639,999

Great opportunity for investors and first time home buyer to own this beautiful cash flowing property in the community of Marlborough. This house sits on a huge corner lot and the basement offers two illegal suites, one has two bedrooms, one full bath, and a separate kitchen. The other one has one bedroom, one full bath, and a separate kitchen. The one bedroom suite is already rented and the tenant is on a month to month lease. The main floor has a separate laundry from the basement. The main floor offers three bedrooms, is freshly painted, and has 1.5 baths. The roof was replaced in 2024. Don't miss out on this property and call your favorite realtor before it's gone. (id:6769)

Bedroom 10.83 Ft x 8.92 Ft  
Bedroom 9.00 Ft x 8.92 Ft  
4pc Bathroom 5.00 Ft x 7.67 Ft  
Kitchen 8.42 Ft x 12.58 Ft  
Dining room 10.58 Ft x 12.00 Ft  
Bedroom 13.42 Ft x 15.75 Ft  
Kitchen 8.58 Ft x 6.92 Ft  
4pc Bathroom 4.92 Ft x 7.67 Ft

Primary Bedroom 12.92 Ft x 10.92 Ft  
2pc Bathroom 4.67 Ft x 5.00 Ft  
Bedroom 11.92 Ft x 10.75 Ft  
Bedroom 10.92 Ft x 10.25 Ft  
Dining room 8.50 Ft x 12.92 Ft  
Kitchen 15.92 Ft x 9.42 Ft  
4pc Bathroom 7.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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