



1115 Marcombe Crescent Calgary Alberta

\$659,000

A good-sized bungalow with a LEGAL SUITE situated in Marlborough, a well-known area close to schools, shopping centres, and various facilities. The house has been improved using high-quality materials such as acrylic stucco, Brazilian cherry hardwood on the main level, top-of-the-line quartz countertops, triple-glazed windows on main level, and customized cabinets. On the main floor, there are a large living room with a gas fireplace, a dining area featuring white customized cabinets, and an open-plan kitchen with a central island. In addition, there are a master bedroom with a three-piece en-suite with a skylight, two more bedrooms, and another full bathroom. Border paint and pot lights on the ceilings make the house more attractive. The basement contains a LEGAL SUITE with two bedrooms, a full kitchen, a dining area, and a full bathroom. The laundry and utility room are located outside the basement legal suite. The owner has run an Airbnb in the basement and brought in a good amount of income. The furniture will be left to the new owners. Outside, there is a large concrete patio and a lawn with apple trees. An oversized single garage with new shingles is at rear plus parking spots in front of the house. Air Central is another added feature. Easy access to 16 Ave/Highway 1 and Deerfoot/Highway 2. This is a chance to buy a house that could produce income by operating an Airbnb or by renting out the basement. Please come and see it and make it your own home. (id:6769)

4pc Bathroom 7.67 Ft x 4.83 Ft

Bedroom 12.83 Ft x 12.42 Ft

Bedroom 12.75 Ft x 10.83 Ft

Breakfast 7.83 Ft x 4.17 Ft

Kitchen 12.75 Ft x 10.08 Ft

Laundry room 10.75 Ft x 5.58 Ft

Recreational, Games room 12.75 Ft x 18.58 Ft

Furnace 13.17 Ft x 9.75 Ft

3pc Bathroom 7.50 Ft x 5.08 Ft

4pc Bathroom 8.42 Ft x 3.08 Ft

Bedroom 10.25 Ft x 8.33 Ft

Bedroom 10.25 Ft x 8.92 Ft

Dining room 10.00 Ft x 9.17 Ft

Foyer 5.00 Ft x 7.17 Ft

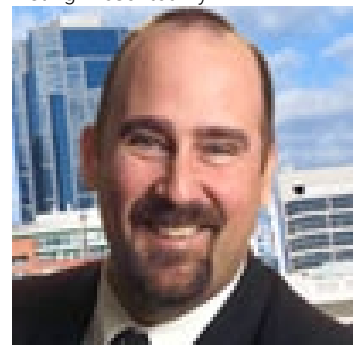
Kitchen 13.67 Ft x 13.25 Ft

Living room 13.67 Ft x 19.00 Ft

Other 5.17 Ft x 4.08 Ft

Primary Bedroom 13.25 Ft x 11.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca