

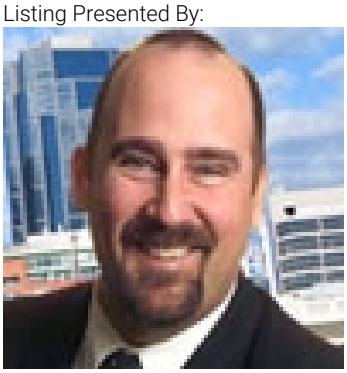
119 Maranda Close Calgary Alberta

$399,900

ATTENTION INVESTORS OR FIRST TIME BUYERS | SEPARATE SIDE ENTRANCE | R-CG ZONING | BACKING GREEN SPACE | * NO CONDO FEES!! * Why pay condo fees when you can own your own renovated detached home with your own yard, parking, and potential for future income with R-CG zoning!? Backing directly onto Maranda Playground with no rear neighbours, this move-in ready bungalow offers a rare combination of affordability, flexibility, and long-term upside.Located in the established community of Marlborough, this renovated home is ideal for homeowners looking to build equity through ownership and investors seeking multiple value-add opportunities. Close to many amenities like malls, schools, major bus routes and main roadways (36 Street, 52nd Street, Memorial Drive, etc) to make commuting a breeze for tenants or owners alike!The bright open-concept main floor features newer flooring, fresh paint, quartz countertops, stainless steel appliances, along with 2 bedrooms, including an ensuite in the primary bedroom! A separate side entrance and unfinished basement with bathroom rough-ins provide an excellent potential for a future secondary suite (with City of Calgary approval), creating potential mortgage assistance or rental income opportunities (subject to City approval and permitting). Currently, the unfinished basement is a blank slate for any future development plans but currently showcases a newer high-efficiency furnace, hot water tank and very clean concrete slab! The large fully fenced backyard is perfect for pets, kids or entertaining while the oversized parking area offers exceptional future development potential. With desirable R-CG zoning, buyers may explore opportunities for a large detached garage with a potential backyard/carriage suite above, adding additional flexibility and long-term revenue potential (subject to City approval and permitting). There's so many things...

Kitchen 12.08 Ft x 7.58 Ft
Dining room 9.25 Ft x 7.92 Ft
Living room 16.50 Ft x 11.25 Ft
Primary Bedroom 11.58 Ft x 9.92 Ft
Bedroom 11.58 Ft x 7.42 Ft
3pc Bathroom 5.50 Ft x 3.92 Ft
4pc Bathroom 8.17 Ft x 5.00 Ft

Listing Presented By:



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