



352 Malvern Close Calgary Alberta

\$579,000

Discover Your Canvas at 352 Malvern Close NE. Nestled on a tranquil, tree-lined cul-de-sac in the cherished Marlborough Park community, this classic 1975 bungalow presents a rare opportunity. It seamlessly blends timeless character with exciting modern potential, all set upon a sprawling, sun-drenched lot that feels like your own private park. Step inside to a spacious main floor bathed in natural light from generous windows. The thoughtful layout is ideal for family life and entertaining. The master suite is a true retreat, featuring a walk-in closet and a convenient 2-piece ensuite. Three additional good-sized bedrooms provide ample space for everyone. The charming L-shaped kitchen awaits your vision, offering abundant wall space for custom cabinetry and a bright atmosphere that makes it a joyful place to start the day. The true magic lies outside. The property boasts a massive 5,758 sq ft lot, zoned R-CG, that backs directly onto a serene green space with no homes opposite—ensuring lasting privacy and a beautiful, open vista. This is more than a yard; it's a blank slate for gardening enthusiasts, a safe playground for children and pets, an entertainer's dream for summer gatherings, or the perfect foundation for a future expansion. Life here is both peaceful and convenient. Enjoy the quiet safety of a cul-de-sac in a tight-knit, family-friendly neighborhood. You're just a short stroll from schools, playgrounds, and public transit. Major roadways, shopping centers, and all essential amenities are effortlessly accessible, blending suburban tranquility with urban convenience. Whether you're a growing family seeking space and community, a first-time buyer looking for a home with solid bones and upgrade potential, or an investor recognizing the value of land and location, this property is a standout opportunity. 352 Malvern Close NE isn't just a house; it's the beginn...

Other 7.92 Ft x 10.17 Ft

Recreational, Games room 37.42 Ft x 12.50 Ft

Other 2.92 Ft x 6.92 Ft

Bedroom 3.17 Ft x 12.83 Ft

Other 4.00 Ft x 5.92 Ft

Living room 19.00 Ft x 13.67 Ft

Bedroom 10.25 Ft x 9.67 Ft

Bedroom 9.00 Ft x 10.25 Ft

Primary Bedroom 11.08 Ft x 11.92 Ft

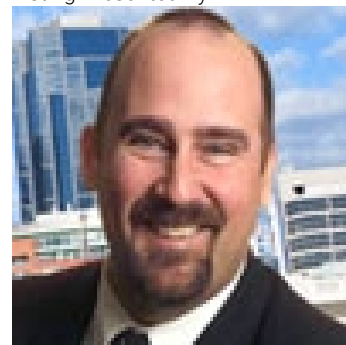
4pc Bathroom 8.17 Ft x 4.92 Ft

Other 4.33 Ft x 5.92 Ft

2pc Bathroom 5.08 Ft x 4.50 Ft

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Listing Presented By:



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