



## 464 Malvern Close Calgary Alberta

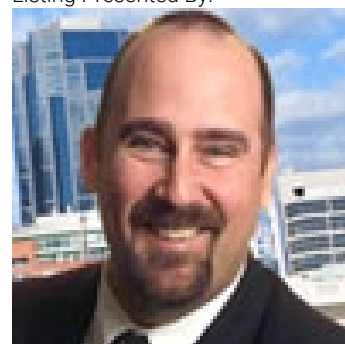
\$549,900

\*\*\*Welcome to this gorgeous TURN KEY Property with ILLEGAL BASEMENT SUITE ( LIVE UP AND RENT DOWN ) located in the vibrant community of Marlborough Park., where modern elegance meets functionality in this UPDATED BUNGALOW. Spanning over 1000 sq ft, this home offers a beautifully finished ILLEGAL BASEMENT SUITE, presenting a total of 5 bedrooms and 2 baths. This stunning bungalow boasts comfort, charm, and functionality, making it the perfect abode for families. As you step inside, you're greeted by the warm ambiance of the living room, ideal for cozy evenings with loved ones. The main level boasts 3 bedrooms, a full bath, a kitchen, separate Laundry and dining room. The L-shaped kitchen features center island and stainless steel appliances, perfect for culinary enthusiasts. The exterior showcases a sleek smooth stucco finish, ensuring durability and curb appeal. Descend to the finished ILLEGAL BASEMENT SUITE, where you'll find additional living space, a bathroom, utility/laundry room, 2 bedrooms and 2nd kitchen. Outside, enjoy the vastness of the huge deck backyard, perfect for outdoor activities, gardening, or simply bask in the sunlight. With its remarkable curb appeal, spacious interior, and proximity to amenities, this home offers the perfect blend of style and convenience. Enjoy a 5-minute walk to the bus stop for easy commutes, 10 minutes' walk to 3 schools of Marlborough Park and a 15-minute drive to downtown. Don't miss the opportunity to make this your dream home--schedule your viewing with your favourite Realtor today! (id:6769)

Family room 10.83 Ft x 8.50 Ft  
Bedroom 21.83 Ft x 8.83 Ft  
4pc Bathroom 7.42 Ft x 4.92 Ft  
Kitchen 12.33 Ft x 8.92 Ft  
Dining room 13.33 Ft x 9.83 Ft  
Den 13.92 Ft x 10.67 Ft  
Furnace 11.17 Ft x 6.75 Ft  
Dining room 11.83 Ft x 8.92 Ft

Living room 18.17 Ft x 11.42 Ft  
Kitchen 11.83 Ft x 9.25 Ft  
Primary Bedroom 11.25 Ft x 9.92 Ft  
Bedroom 10.17 Ft x 7.92 Ft  
Bedroom 10.17 Ft x 9.92 Ft  
Laundry room 3.00 Ft x 3.00 Ft  
4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.

**RE/MAX Realty Professionals**

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