



## 48 Marbank Place Calgary Alberta

\$385,000

Welcome to 48 Marbank Place, an inspiring three-bedroom duplex, offering over 1400 square feet of developed living space and endless potential! This turnkey property is the perfect live-in or rent-out investment, with a configuration for families or young professionals, no condo fees, and a central location close to transit, amenities and inner-city Calgary! And yes, this duplex is not a condo, which means no condo fees, or condo board restrictions - so all your furry friends are welcome, phew! From the moment you arrive, this residence captivates with charming curb-appeal and its quiet cul-de-sac location. The formal entryway welcomes you with a plethora of natural light and transitions into the generous family room, an unforgettable space for family game nights. Walk through to your culinary retreat, which is timeless in design and is elevated with luxury vinyl plank flooring, ample cabinetry, under cabinet lighting, refined backsplash and professional grade appliances - including a striking induction with range. The kitchen opens on to your dining area, and from here, you have a storybook window overlooking your backyard. A rare and welcomed feature of this residence is the private powder room, newly remodelled, adding comfort between family members and guests. Ascend upstairs, where you will fall in love with your primary retreat! This sanctuary can easily accommodate a king-sized bed and more! Upstairs, you have two more large bedrooms with spacious closets and a bespoke four-piece bath. The designer bathroom is a true showpiece, showcasing a gorgeous new vanity, and brilliant dimension from the contrasting hues of the sophisticated tile throughout, a notable re-design. A standout feature of this duplex is that it offers a developed basement - with original charm! The lower level can be converted into a fourth bedroom or utilized as a gym, family room, or kids...

Recreational, Games room 19.42 Ft x 13.75 Ft  
Furnace 19.92 Ft x 12.17 Ft  
2pc Bathroom 5.00 Ft x 5.08 Ft  
Dining room 11.33 Ft x 8.25 Ft  
Foyer 5.33 Ft x 8.83 Ft  
Kitchen 9.00 Ft x 11.75 Ft

Living room 16.17 Ft x 15.17 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft  
Bedroom 9.25 Ft x 11.67 Ft  
Bedroom 12.00 Ft x 9.50 Ft  
Primary Bedroom 10.67 Ft x 15.17 Ft

Listing Presented By:



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Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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