



614 Marlborough Way Calgary Alberta

\$519,900

Location, Convenience & Comfort -- All in One! Check out this newly renovated bi-level duplex, ideally situated directly across from Marlborough Mall and within walking distance to the LRT station and public transit. With shopping, restaurants, everyday essentials, and major commuter routes just steps away, this home offers a lifestyle where everything you need is right at your doorstep. Inside, you'll find a surprisingly spacious layout featuring 4 bedrooms and 2 full bathrooms--a rare and desirable find for a home of this era. The bright and generous living room flows seamlessly into a spacious dining area, creating a welcoming space for everyday living and entertaining. The fully finished basement adds even more versatility, boasting a huge family room with plenty of space for movie nights, gatherings, or simply relaxing with the family. The backyard features an oversized garage perfect for additional storage, hobbies, or a workshop, along with dedicated RV parking for added convenience. Several major components have been updated over the years, including the roof, fence, main floor windows, furnace, and hot water tank. With its fresh renovations, functional layout, and exceptional location, this move-in-ready home is an opportunity you won't want to miss. Whether you're a first-time homebuyer, a growing family, or an investor seeking a property in a highly accessible location, this home delivers space, convenience, and everyday comfort--all in one place. (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 10.75 Ft x 8.42 Ft

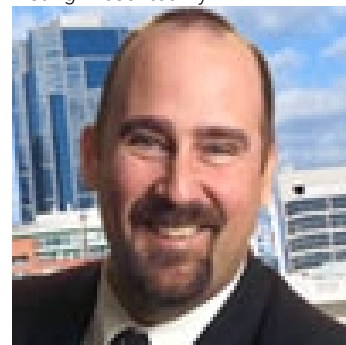
Bedroom 10.75 Ft x 13.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Primary Bedroom 14.75 Ft x 11.42 Ft

Bedroom 8.00 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

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