



66 Malibou Road Calgary Alberta

\$725,000

Located on a tranquil street in the desired inner-city community of Meadowlark Park, this property presents a wealth of possibilities. Embrace the charm of this Mid Century Classic by renovating and seamlessly integrating the garage into the main living space, while crafting your Carriage House on the expansive parking pad at the rear. Alternatively, envision a luxurious residence on this generous 65 x 100-foot lot, enhanced by its gentle slope, offering the potential for a walk-out layout. Original hardwood flooring graces the main level, complemented by updated windows that invite ample natural light. Enjoy the Central Air Conditioning for those upcoming Summer temps. The lower level boasts a separate entrance, offering versatility for potential suite development (subject to City of Calgary approval). Enjoy an easy walk to the neighbourhood parks, Chinook Mall, and the LRT junction, while downtown is just minutes away. Discover the endless possibilities awaiting in this coveted location. (id:6769)

Recreational, Games room 23.83 Ft x 12.00 Ft

Bedroom 10.58 Ft x 8.75 Ft

3pc Bathroom 7.00 Ft x 5.08 Ft

Laundry room 10.25 Ft x 9.00 Ft

Living room 14.08 Ft x 14.08 Ft

4pc Bathroom 10.67 Ft x 5.75 Ft

Dining room 11.08 Ft x 8.17 Ft

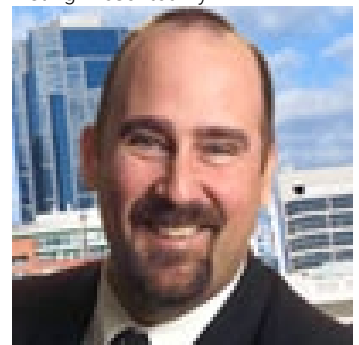
Foyer 11.00 Ft x 3.67 Ft

Kitchen 10.67 Ft x 11.92 Ft

Primary Bedroom 11.58 Ft x 13.42 Ft

Bedroom 10.67 Ft x 12.67 Ft

Listing Presented By:



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