



## 8 Malvern Crescent Calgary Alberta

\$679,999

7 BEDROOMS 2 FULL BATHROOMS & 2 HALF BATHROOMS | 150 x 50 CORNER LOT | ILLEGAL FURNISHED BASEMENT SUITE | OVERSIZED HEATED GARAGE | MATURE NEIGHBOURHOODWelcome to this beautifully renovated bungalow situated on a rare and expansive 150 x 50 corner lot--a true standout that doesn't come on the market often in the community of Marlborough Park. As you step inside, you're greeted by a sun-filled living room featuring abundant natural light and a striking feature wall that sets the tone for the home's modern elegance. Just beyond, the open-concept kitchen seamlessly blends style and functionality, complete with stainless steel appliances and a layout ideal for both everyday living and entertaining. Down the hallway, you'll find a well-appointed bathroom, followed by the spacious primary bedroom with its own private 2-piece ensuite. This level also offers three additional generously sized bedrooms, providing plenty of space for family, guests, or a home office. All bathrooms in the home are thoughtfully upgraded with hot and cold bidets, adding a touch of everyday luxury. The illegal basement suite offers exceptional value and versatility, featuring its own private rear entrance and comes fully furnished. As you enter, you're welcomed by a convenient kitchen and a 2-piece bathroom. Further down the hallway is a 3-piece bathroom, three additional bedrooms, and separate laundry, making this space ideal for extended family or rental potential. The home is also equipped with a tankless hot water system, ensuring efficiency and comfort year-round. Step outside and you'll truly appreciate what makes this property one of a kind. The exterior boasts stucco on three sides with durable Hardie board and brick accents at the front, offering both curb appeal and low maintenance. The entire property is fully fenced, with a massive side yard--one side finished with concrete and the othe...

2pc Bathroom 2.67 Ft x 5.67 Ft  
3pc Bathroom 9.25 Ft x 4.92 Ft  
Bedroom 12.92 Ft x 8.67 Ft  
Bedroom 10.25 Ft x 10.67 Ft  
Bedroom 9.25 Ft x 10.67 Ft  
Living room 22.83 Ft x 18.42 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft  
Bedroom 9.67 Ft x 9.25 Ft  
Bedroom 10.33 Ft x 8.25 Ft  
Bedroom 10.33 Ft x 8.92 Ft  
Kitchen 13.67 Ft x 13.17 Ft  
Living room 13.67 Ft x 18.92 Ft  
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Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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Furnace 13.25 Ft x 6.75 Ft

Primary Bedroom 13.33 Ft x 11.00 Ft

2pc Bathroom 4.58 Ft x 5.08 Ft