



# 937 Marcombe Drive Calgary Alberta

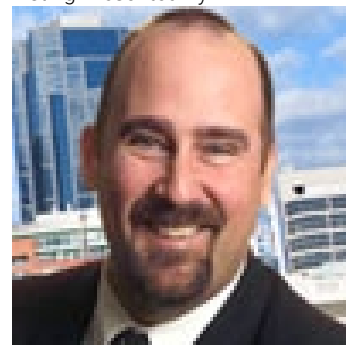
\$474,000

FULLY RENOVATED Welcome to 937 Marcombe Drive NE, a beautifully updated home located in a mature and well connected neighborhood offering excellent investment and lifestyle potential. The main level features a bright and functional layout with a spacious living area, a dedicated dining space, and a newly updated kitchen. Recent upgrades include new flooring, fresh paint, updated doors, and modern finishes throughout. Well proportioned bedrooms, a beautifully renovated full bathroom, and a separate laundry area complete the main floor. The lower level offers an illegal basement suite, featuring an additional bedroom, full bathroom, flexible living space, as well as a second kitchen. The basement also has a separate entrance and separate laundry, providing excellent options for extended family use or added versatility. Enjoy a generous backyard with rear lane access, offering potential for outdoor enhancements or future garage development, subject to city approval. Ideally located close to schools, parks, shopping centres, public transit, and major routes. A turn key opportunity for investors or first time home buyers looking to add value in an established community. (id:6769)

- Bedroom 9.00 Ft x 11.83 Ft
- Family room 9.58 Ft x 14.00 Ft
- Storage 3.75 Ft x 8.92 Ft
- 4pc Bathroom 6.50 Ft x 9.92 Ft
- Kitchen 8.58 Ft x 14.00 Ft
- Laundry room 2.50 Ft x 9.08 Ft
- Other 8.58 Ft x 5.92 Ft
- Primary Bedroom 10.67 Ft x 10.25 Ft

- Laundry room 2.92 Ft x 2.00 Ft
- Living room 10.67 Ft x 16.58 Ft
- Bedroom 8.25 Ft x 11.00 Ft
- Kitchen 8.67 Ft x 11.33 Ft
- Other 4.00 Ft x 7.08 Ft
- 4pc Bathroom 8.25 Ft x 4.92 Ft
- Dining room 8.67 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
PropZap Realty

<http://www.bobdamji.ca/>

**RE/MAX Realty Professionals**

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