



## 99 Mardale Crescent Calgary Alberta

\$515,000

Welcome to 99 Mardale Crescent! This well-maintained bungalow is ideally located on a lovely street in the established community of Marlborough. Offering an abundance of space and potential for your own personal touches. The kitchen is both functional and tasteful with generous counter space and ample storage. Down the hall, you'll find three bedrooms, including a primary suite bedroom and 4-piece bathroom and 2 additional bedrooms. The basement is currently unfinished, providing endless potential to create the space that suits your lifestyle—whether it's a home gym, entertainment area, or additional bedrooms or living space. Laundry and ample storage are also found on this level. Outside, enjoy the privacy of your large fully fenced backyard. Walking distance to schools, shopping, transit, and all amenities. Don't miss out, schedule your private showing today and discover the potential of this Marlborough gem! (id:6769)

Furnace 14.17 Ft x 19.08 Ft

Living room 17.67 Ft x 12.00 Ft

Other 15.00 Ft x 18.17 Ft

Primary Bedroom 10.25 Ft x 13.83 Ft

Bedroom 9.00 Ft x 10.92 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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