

\$489,900 - 48 Mardale Crescent Ne, Calgary

MLS® #A2085028

\$489,900

3 Bedroom, 3.00 Bathroom, 917 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Don't miss out, this could be your new home on a quiet street! Walking up towards the home on the newer concrete sidewalks, stepping into the home on the right, you have access to the separate illegal suited basement for a tenant (allowing rental income to help increase your income for a mortgage) with one bedroom, separate laundry, two storage areas and kitchen / living room area. Or stepping into the home on your left, you are greeted with newer laminate flooring, a newly renovated kitchen with newer stainless steel appliances. The large master bedroom which includes a renovated 2pc ensuite... which was once two bedrooms combined into one making it much larger primary bedroom than most bungalows in the area. As well the main floor includes a second bedroom, newly renovated 4pc main bath and new stacked laundry set. The yard features a huge double car insulated and heated detached garage, fully fenced back yard with a garden, greenhouse, tool shed and outdoor patio. The rear alley way is fully paved for easy clean access to your garage. Front sidewalks have been redone in recent years and everything in the yard is in great shape. Landscaped beautifully, and the front of the house has exterior roller window blinds that can be operated from the inside. Great location with quick walking distance to two schools, parks, and shopping. This quiet street has fantastic neighbours who maintain their homes and their yards. Get in and see this home before it's gone!



Built in 1971

Essential Information

MLS® #	A2085028
Price	\$489,900
Sold Price	\$487,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	917
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	48 Mardale Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A3V5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Paved

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)

Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 26th, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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