

# \$529,000 - 16 Mardale Crescent Ne, Calgary

MLS® #A2086456

**\$529,000**

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Renovated home with seperate entrance for 2nd income rental. There are 3 bedrooms on the main floor and 2 bedrooms in the basement with full bath and a sepearaate entrance( a potential 2 income to help to pay down mortgage, \$1200 per month) A double detached garage.

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2086456    |
| Price          | \$529,000   |
| Sold Price     | \$520,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,063       |
| Acres          | 0.11        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16 Mardale Crescent Ne |
| Subdivision | Marlborough            |
| City        | Calgary                |
| County      | Calgary                |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2A3V5  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | None                            |
| Heating           | Central, Natural Gas            |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 16th, 2023  |
| Date Sold      | November 18th, 2023 |
| Days on Market | 33                  |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | GRAND REALTY |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.