# \$449,900 - 1668 Marlyn Way Ne, Calgary

MLS® #A2092029

## \$449,900

5 Bedroom, 2.00 Bathroom, 988 sqft Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Welcome to this well-maintained Bungalow in the sought-after community of Marlborough. This is a perfect home for a first time home buyer, or a great revenue property. As you walk through the front door you are greeted with brand new vinyl plank flooring throughout the main level. The open floor plan allows for tons of natural light in this cared for home. On the main level you will find a large and inviting living room, the kitchen is large with lots of cabinets and storage room for a family size table, 3 decent-sized bedrooms and an updated 4-piece bath complete the main floor. Entire home has newer windows, through out. 3 egress windows down. On the lower level you will find a great sized family room with a beautiful wood-burning brick-faced fireplace (AS IS, current owner has never used), two additional bedrooms already equipped with egress windows. There is an additional 4-piece bathroom perfect to meet the needs of a busy family. A large laundry room with room plus additional storage under the stairs, and a flex room between the bathroom and laundry room for extra storage. Combined you have over 1800 sq ft of living space. This awesome home is located close to schools, transit and shopping. There is room for a garage in back, right now you have a parking stall fenced in. Book your showing today!





Built in 1972

#### **Essential Information**

MLS® # A2092029
Price \$449,900
Sold Price \$458,750

Bedrooms 5
Bathrooms 2.00
Full Baths 2
Square Footage 988
Acres 0.09
Year Built 1972

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

# **Community Information**

Address 1668 Marlyn Way Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 3K7

#### **Amenities**

Parking Spaces 1

Parking Off Street, Parking Pad

#### Interior

Interior Features Open Floorplan, Storage

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Basement, Brick Facing, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Lands

Roof Asphalt Shingle

Construction Metal Siding, Stucco, Wood F

Foundation Poured Concrete

### **Additional Information**

Date Listed November 7th, 2023

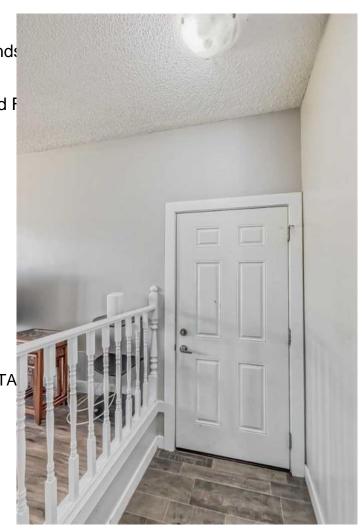
Date Sold November 12th, 2023

Days on Market 5

Zoning R-C1 HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX LANDAN REAL ESTA



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