

\$539,000 - 1056 Marcombe Crescent Ne, Calgary

MLS® #A2111179

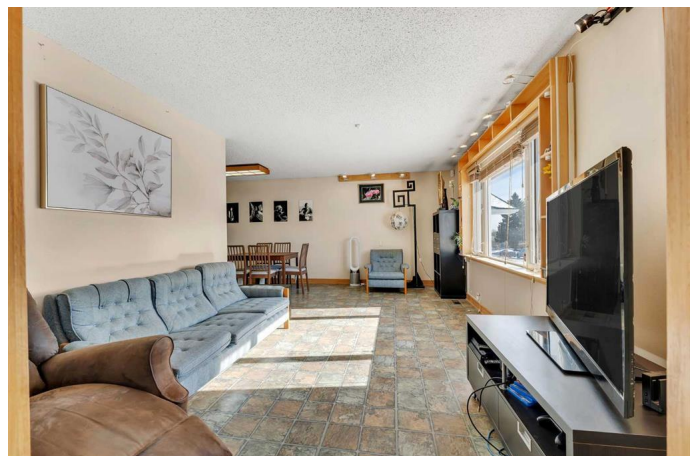
\$539,000

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

PRIDE OF OWNERSHIP ! One generational family own over 38 years ! This SPACIOUS BUNGALOW spanning almost 1,200 sft main floor and 1,090 sft Basement is ideal for a LARGE FAMILY or LIVE UP - RENT DOWN with Illegal Basement Suite. Right at entrance is the FULLY COVERED PORCH with LOCK provides the warm and convenient. At Main Floor, you will find 3 GOOD SIZE Bedrooms, 1 Full Bath and 1 Half Bath, a Generous size of Living Room connect seamlessly to Dining Area. Plenty of Space in Kitchen with CUSTOM HIGH QUALITY MILLWORK CABINET. The Home Owner is skill carpenter and have built LOT OF CUSTOM MILLWORK, SHELVES, CABINET, LIGHTNING which will be left for the new owner to enjoy, one will surely appreciate it when touring the property in person. Going into Basement, you will find a 4pcs Bathroom, another GOOD SIZE Bedroom, HUGE REC ROOM which you can easily convert to at least another bedroom, another Fully Functional Kitchen With same HIGH QUALITY MILLWORK CABINET/SHELVE as Main floor Kitchen. Traditional RECTANGULAR Lot 54 x 100 FT. TRIPLE GARAGE DETACHED with a Storage Shed give you plenty of usage space. Other updates over the years of this property are NEWER WINDOWS in Main Floor, Newer HIGH EFFICIENCY FURNACE and HOT WATER TANK, Roof appox 7-10 y. Prestigious location with close to all major shopping malls, Home Depot, Costco, Walmart and all level of



schools. This property has lot of custom details and one shall view it to appreciate.

Built in 1971

Essential Information

MLS® #	A2111179
Price	\$539,000
Sold Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.12
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1056 Marcombe Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3H4

Amenities

Parking Spaces	3
Parking	Off Street, Triple Garage Detached

Interior

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 8th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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