

\$619,999 - 167 Marlyn Place Ne, Calgary

MLS® #A2114998

\$619,999

5 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.10 Acres

Marlborough, Calgary, Alberta

| FULLY RENOVATED | 5 BEDROOMS | 3 FULL BATHROOMS | 2 LAUNDRIES |
| LIVE UP/RENT DOWN | Welcome to your extensively renovated bungalow on a quiet cul-de-sac in the amenity rich community of Marlborough. This home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which include NEW WINDOWS, NEW LVP FLOORING, HIGH GLOSS CABINETS, QUARTZ COUNTERTOPS, UPDATED ELECTRICAL AND PLUMBING, KNOCKDOWN CEILINGS and more! The main floor of this home features an open concept floor plan. The spacious living room flows beautifully into your dining area which is highlighted by a stylish accent wall. The stunning kitchen is a chefs dream with its large island, ample counterspace and BRAND-NEW STAINLESS-STEEL APPLIANCES. The sizable master bedroom features a large closet and full 3-piece bathroom providing excellent functionality and privacy. Finishing up on the main floor, youâ€™ll find 2 more generously sized bedrooms, a second full 3-piece bathroom and your own laundry room. Heading downstairs youâ€™ll find an illegal basement suite with a separate entrance that is just as impressive as the upper floor. The illegal basement suite contains a sleek, large kitchen which flows right into a massive living area with another beautiful accent wall. Down



the hall youâ€™ll find 2 big bedrooms with NEW EGRESS WINDOWS, one 3-piece bathroom and a second separate laundry area making it the ideal space for large families or potential renters. The spacious backyard is fully fenced offering privacy and plenty of room for your family to enjoy. Additionally, back here youâ€™ll find a good-sized parking pad for your vehicle or RV. Located near parks, playgrounds, schools, shopping centres, restaurants, LRT train station and just a 10-minute drive to downtown, you donâ€™t want to miss the opportunity to make this home yours! Book a showing with your favourite realtor today.

Built in 1972

Essential Information

MLS® #	A2114998
Price	\$619,999
Sold Price	\$626,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,171
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	167 Marlyn Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A3K9

Amenities

Parking Spaces	3
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 28th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Town Residential
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