

\$1,390,000 - 123 Malibou Road Sw, Calgary

MLS® #A2136843

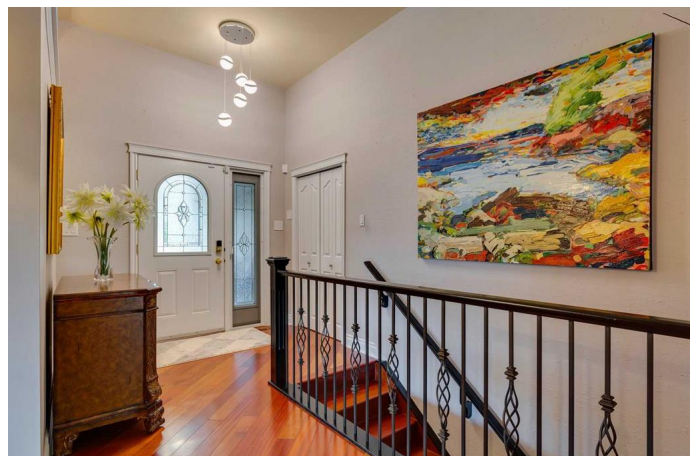
\$1,390,000

4 Bedroom, 3.00 Bathroom, 2,281 sqft

Residential on 0.23 Acres

Mayfair, Calgary, Alberta

Elegant 2,281 square foot 3 bedroom bungalow with many renovations over the past 12 years. With a pleasing layout, large professionally landscaped lot + fully developed basement, this home will work with varied buyer profiles. Living + dining room at the front of the house offer substantial volume with soaring wood beamed ceilings. Large picture window + gas fireplace in the spacious living room, an ideal area for hosting. The kitchen offers loads of cabinets + counter space with two tiered granite island, double ovens, wine fridge + built in coffee maker. Open to the comfy family room. Mudroom + laundry conveniently located off the kitchen. The three bedrooms are a good size with the primary bedroom offering a large ensuite with oversized steam shower. Strong lower level with 2,091.63 developed offers tons of space + includes a huge Rec room with stone surrounded gas fireplace, large gym/flex room, fourth bedroom with huge closet, full bath with soaker tub + stand alone shower. Wine storage, cold room + additional storage room complete this level. Brazilian Cherry hardwood floors + neutral décor throughout. Garage floor and Driveway are newly poured. Bike/walking path + Greenspace separate the property from Glenmore. Excellent location close to all levels of schooling, shops of Britannia + Chinook Center + close to bike paths, Glenmore Reservoir, Calgary Golf + Country Club, Rockyview Hospital + more.



Built in 1958

Essential Information

MLS® #	A2136843
Price	\$1,390,000
Sold Price	\$1,340,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,281
Acres	0.23
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	123 Malibou Road Sw
Subdivision	Mayfair
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1X5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	August 9th, 2024
Days on Market	71
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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