

\$935,800 - 3 Malibou Road Sw, Calgary

MLS® #A2140027

\$935,800

4 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.15 Acres

Meadowlark Park, Calgary, Alberta

Look No further! Completed RENOVATED! Here's your dreamed LARGE CORNER LOT home nestled on the quiet, tree-lined roads of serene community Meadowlark Park which is only East of prestigious neighborhood Bel-Aire and Mayfair. The prominent position, with enhanced visibility and accessibility, allows ample frontage and a unique layout that provides greater flexibility for future redevelopment and building designs. The main floor boasts elegant hardwood and LVP flooring, creating a warm and inviting atmosphere. An open concept living room and dining area provide ample space for daily activities. The master bedroom features a creative walk-through closet and a luxurious 4-piece ensuite, while another generously sized bedroom completes this level. BTW, the master bedroom closet can easily be converted back into another bedroom if desired. The custom-built modern kitchen is adorned with sleek cabinetry and opulent quartz countertops, providing a perfect blend of style and functionality. Bathrooms have been thoughtfully updated, adding a touch of contemporary elegance. The fully finished basement offers a vast recreation room and family room, an extra bedroom, and another four-piece bathroom, creating a versatile space for various needs. The beautifully landscaped garden and the cozy backyard offer a perfect retreat for relaxation and entertainment. The large, fenced lot is adorned with mature plants, massive concrete patio,



creating a private oasis for your morning coffee and evening cocktails. A convenient shed provides additional storage. Other notable upgrades include new fences, external wall, room doors, central air conditioner, furnace, hot water tank, water softener, and humidifier. An updated electrical panel, outlets, and energy-saving LED lighting. The oversized insulated double garage, complete with a new heater, provides both functionality and comfort. Located close in proximity to parks, golf course, hospital, Elbow Dr./Glenmore Trail/Macleod Trail, Chinook Shopping Centre and well-known school system(Elboya Elementary and Junior High School, and Henry Wise Wood High School.) Ensuring you and your family a convenient lifestyle. This home is not just a dwelling but a statement of luxury and tranquility, a blend of elegance and comfort, waiting for its new owners or investors to start their story! ACT NOW before itâ€™s gone!

Built in 1955

Essential Information

MLS® #	A2140027
Price	\$935,800
Sold Price	\$860,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Malibou Road Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1W7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Secured, Workshop in Garage

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Permeable Paving, Playground, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard, Lawn, Garden, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Street Lighting, On Golf Course, Yard Lights, Paved
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 9th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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