

\$450,000 - 4608 Memorial Drive Ne, Calgary

MLS® #A2144376

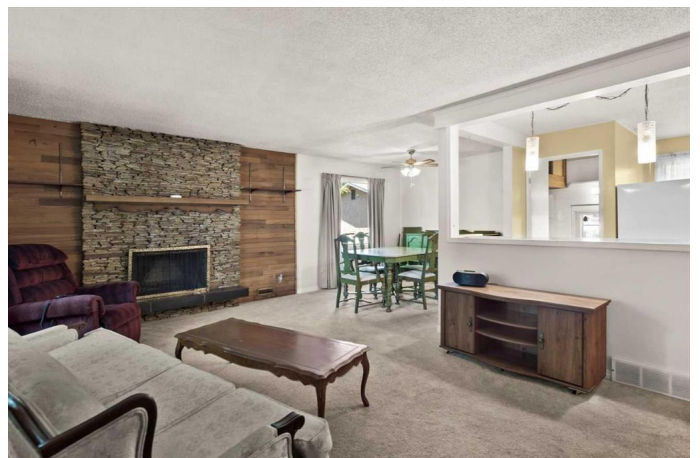
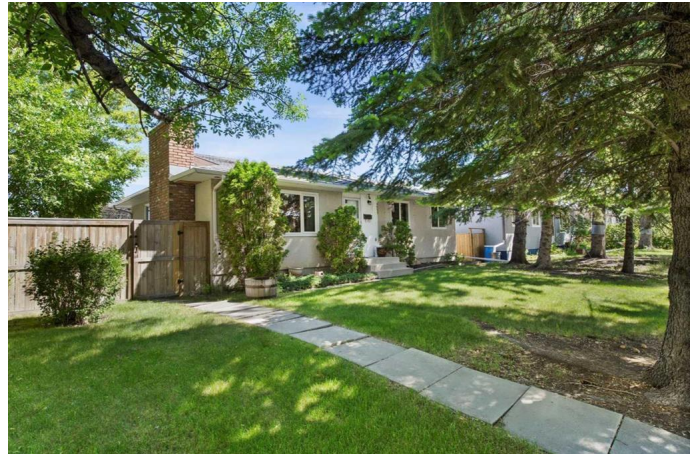
\$450,000

3 Bedroom, 1.00 Bathroom, 1,047 sqft

Residential on 0.17 Acres

Marlborough, Calgary, Alberta

Imagine stepping into your dream home, a charming bungalow nestled on a spacious lot that offers almost 1,700 square feet of living space. This home is more than just a house; it's a canvas ready to be transformed into your perfect haven. Perfect for investors seeking a valuable opportunity or first-time home buyers looking to create their ideal space, this property is a true gem. As you walk through the front door, you're greeted by a warm and inviting living room. Picture yourself unwinding by the classic stone fireplace on chilly evenings, with the glow of the fire creating a cozy ambiance. The main level features two bedrooms, but with a little creativity, it can easily be reverted to the original three-bedroom floor plan to suit your family needs. The heart of the home, the kitchen, boasts ample cabinets, and plenty of counter space, ready for all your culinary adventures, and comes equipped with a fridge, stove, and dishwasher. Enjoy casual meals in the cozy dining nook within the kitchen, or host gatherings in the formal dining room, perfect for entertaining guests. A 4-piece bathroom completes this level, offering both style and functionality. Head to the lower level through a private entrance at the back. Here, a spacious recreation room awaits, featuring a second wood-burning brick fireplace, perfect for family gatherings or entertaining friends. The 3rd bedroom is in the lower level, there's plenty of room for guests or a growing family. The dedicated media room is ideal for movie nights



or could be transformed into a home office. Conveniently, the lower level also houses the laundry area, adding to the home's practicality. Even more enticing, this space could be transformed into a self-contained suite, offering potential rental revenue or a private living area for extended family. Step outside and imagine the possibilities. The expansive lot provides ample space for outdoor activities, gardening, or even creating your dream outdoor oasis. The garage has a single overhead door, however it is an oversized double car garage in size. Perfect for car enthusiasts or additional storage, and RV parking offers convenience for adventure lovers or those with extra vehicles. Located within walking distance to all major amenities, schools, medical facilities, and transit, this home combines convenience with a tranquil neighbourhood vibe. With a little TLC, this bungalow can be transformed into a stunning masterpiece that reflects your unique style and vision. This is more than just a house; it's a place where memories are made, dreams are realized, and the future is bright. Don't miss out on the chance to make this charming bungalow your own. Come and see the potential for yourself – your dream home is waiting!

Built in 1970

Essential Information

MLS® #	A2144376
Price	\$450,000
Sold Price	\$490,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,047
Acres	0.17
Year Built	1970

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4608 Memorial Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2P8

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
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Date Sold	June 29th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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