# $669,000 - 4716 Memorial Drive Ne, Calgary

MLS® #A2149742

## $669,000

6 Bedroom, 3.00 Bathroom, 1,181 sqft
Residential on 0.13 Acres

Marlborough, Calgary, Alberta



Welcome to this beautiful bungalow nested in the community of Marlborough. Exceptional Value in here!!  3-Bedroom Bungalow plus another 3 bedroom plus den in the basement with separate entrance... perfect home for first-time buyers, or investors. renovated. and ideal families seeking an ideal location within the community of Marlborough. This charming bungalow offers exceptional value huge lot, huge heated  detached garage with high ceiling perfect you your RV.  Situated along Memorial Drive, very accessible to any in the City. Very close to D/T and Marlborough C Train Station. Situated on a very quiet and desirable memorable street of  Memorial Drive , close to schools, playgrounds, and shopping! Main Level: Traditional floor plan with original imported ceramic  tiles laminated  flooring throughout, except for the kitchen and bathroom. "L" shaped living and dining room with easy access to the kitchen. Kitchen features a pantry and additional cabinets/counterspace for ample storage. Three bedrooms and a four-piece bath complete the main level. Lower Level features huge Rec room/Family room, two full bathrooms, another 3 bedrooms that could be converted into 4 bedrooms. separate kitchen. Laundry facilities located in a separate utility room, potentially allowing access from both levels. Basement has leading to a beautifully landscaped yard. . Exterior: Private fenced rear yard surrounded by trees. Alley access to a large double detached garage with a

workbench, built-in shelving, drywall, and heating.. House has newly replaced roof shingles, newly brand new  and furnace.  and newer hot water tank.  This property is a great opportunity with lots of potential! Upstairs is currently vacant and tenant in the basement is on a month to month basis but willing to vacate the place anytime. This property will not  stay long in a market, please book your showing before it is gone..

Built in 1968

## Essential Information

| | |
|---|---|
| MLS® # | A2149742 |
| Price | $669,000 |
| Sold Price | $635,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,181 |
| Acres | 0.13 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 4716 Memorial Drive Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A2P8 |

## Amenities

| | |
|---|---|
| Parking Spaces | 6 |
| Parking | Double Garage Detached |

## Interior

| | |
|---|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | July 16th, 2024 |
| Date Sold | October 2nd, 2024 |
| Days on Market | 78 |
| Zoning | R-C1 |
| HOA Fees | 0.00 |

## Listing Details

| | |
|---|---|
| Listing Office | Real Estate Professionals Inc. |