

\$559,900 - 204 44 Street Ne, Calgary

MLS® #A2151818

\$559,900

4 Bedroom, 3.00 Bathroom, 1,052 sqft

Residential on 0.19 Acres

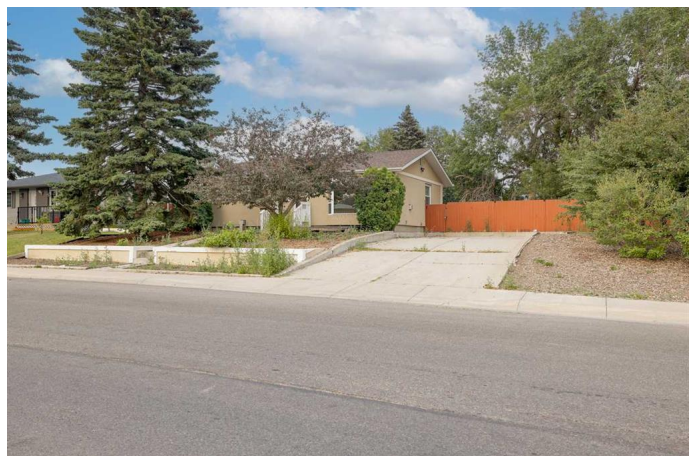
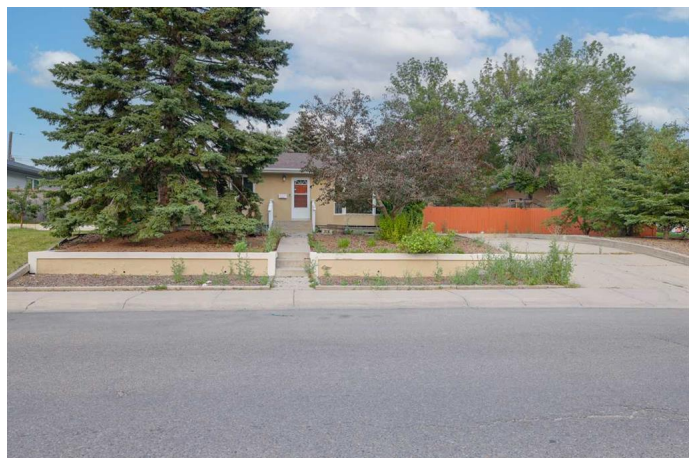
Marlborough, Calgary, Alberta

| 4+1 BEDS | 2.5 BATHS | 2 KITCHENS |
SEPARATE ENTRANCE | 8200 SQ FT LOT |
GREAT LOCATION | Welcome to this
beautifully maintained bungalow in the
community of Marlborough. This home offers 4
+ 1 bedrooms and 2.5 bathrooms. The main
floor features a spacious living area that
seamlessly flows into the kitchen, opening up
to the large deck in the backyard. The primary
bedroom includes a 2-piece ensuite bathroom,
while two additional good-sized bedrooms and
a 4-piece bathroom complete the main level.
The finished basement provides plenty of
space and includes the 2nd kitchen, a large
living area, an additional bedroom with a
3-piece ensuite bathroom, and an office. The
property offers plenty of parking options with a
front parking pad that accommodates four
cars, an additional spot at the back, and
available street parking. Conveniently located
close to parks, schools, shopping, and more.
Don't miss the opportunity to home yours.
Call your favourite agent today to book a
showing!

Built in 1970

Essential Information

MLS® #	A2151818
Price	\$559,900
Sold Price	\$560,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,052
Acres	0.19
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	204 44 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2M8

Amenities

Parking Spaces	3
Parking	Driveway, On Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 22nd, 2024
Date Sold September 21st, 2024
Days on Market 59
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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