

\$539,900 - 464 Malvern Close Ne, Calgary

MLS® #A2152620

\$539,900

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

***Welcome to this gorgeous TURN KEY Property with ILLEGAL BASEMENT SUITE (LIVE UP AND RENT DOWN) located in the vibrant community of Marlborough Park., where modern elegance meets functionality in this UPDATED BUNGALOW. Spanning over 1000 sq ft, this home offers a beautifully finished ILLEGAL BASEMENT SUITE, presenting a total of 5 bedrooms and 2 baths. This stunning bungalow boasts comfort, charm, and functionality, making it the perfect abode for families. As you step inside, you're greeted by the warm ambiance of the living room, ideal for cozy evenings with loved ones. The main level boasts 3 bedrooms, a full bath, a kitchen, separate Laundry and dining room. The L-shaped kitchen features center island and stainless steel appliances, perfect for culinary enthusiasts. The exterior showcases a sleek smooth stucco finish, ensuring durability and curb appeal. Descend to the finished ILLEGAL BASEMENT SUITE, where you'll find additional living space, a bathroom, utility/laundry room, 2 bedrooms and 2nd kitchen.

Outside, enjoy the vastness of the huge deck backyard, perfect for outdoor activities, gardening, or simply bask in the sunlight. With its remarkable curb appeal, spacious interior, and proximity to amenities, this home offers the perfect blend of style and convenience. Enjoy a 5-minute walk to the bus stop for easy commutes, 10 minutes' walk to 3



schools of Marlborough Park and a 15-minute drive to downtown. Don't miss the opportunity to make this your dream homeâ€”schedule your viewing with your favourite Realtor today!

Built in 1975

Essential Information

MLS® #	A2152620
Price	\$539,900
Sold Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.09
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	464 Malvern Close Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A4W8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 13th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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