

\$509,987 - 1663 Marlyn Way Ne, Calgary

MLS® #A2161004

\$509,987

3 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Welcome to this well-maintained hilltop 3+1 bedroom, 2-bathroom bungalow nestled in the heart of Marlborough. This single-detached family home offers a spacious and comfortable convenient design of both functionality and superb quality. Ideal for families or those seeking a spectacular affordable home to call your own. Walk up to the front door and enter your new home with the large welcoming front foyer and step onto the magnificent exposed slate tiles. The large living and dining room are a traditional family experience to enjoy with entertaining conversation. All bedrooms are large and full of peaceful, relaxing moments of joy and solitude. The kitchen features a eat-in nook area and very ease of maneuver for prepping extravagant meals. The lower level requires flooring to finish off the recent enhancement of the lower level. Included in the lower level a finished wonderful 3pce bath and a proposed bedroom/den and recreation room area.. Located close to all amenities, including schools, shopping, and parks. Incredible opportunity to own your new home is in a prime location for those who value convenience and community. There is a separate back door for easy access to/from the garage and exit to the fun filled back yard. Your new home features and includes a large fenced back yard, perfect for outdoor activities, gardening, or simply relaxing in your private oasis. A double detached garage with two separate single garage doors adds convenience and ample storage space.



Don't miss out on this opportunity to own a beautiful original home that is the first time on market from the original owner. Fantastic and highly sought-after neighborhood. Drive buy 1663 Marlyn Way N.E. Recent price improvement for your consideration. Call for your private viewing!

Built in 1972

Essential Information

MLS® #	A2161004
Price	\$509,987
Sold Price	\$493,600
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1663 Marlyn Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Paved, Rear Drive, See Remarks, Secured

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 24th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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