

# \$660,000 - 42 Malibou Road Sw, Calgary

MLS® #A2164152

**\$660,000**

5 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.13 Acres

Meadowlark Park, Calgary, Alberta

Welcome to 42 Malibou Road SW Calgary.

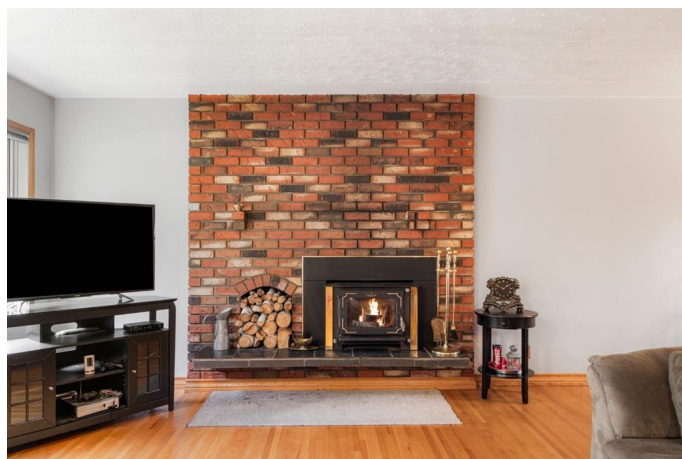
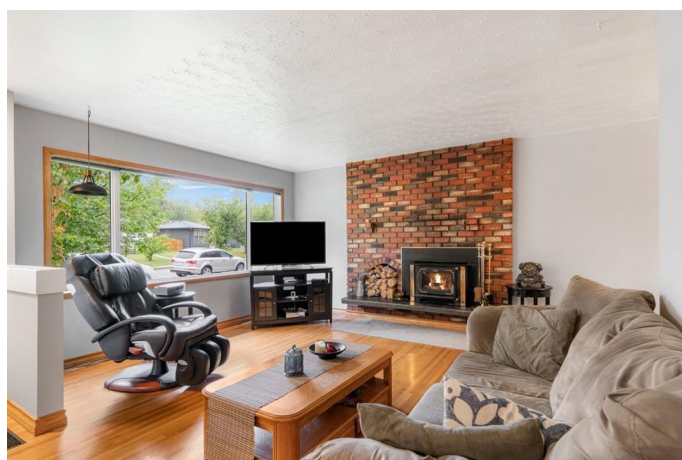
This charming home is nestled in the beautiful neighborhood of Meadowlark Park. Just a short 3-minute drive from the renowned Chinook Centre, this home gives immediate access to a wide array of shopping, dining, and entertainment options. Inside you will find a warm and inviting living room featuring a built-in, brick facing, wood burning fireplace.

The main floor includes 3 bedrooms, a 4-piece bathroom, a dining room, and a cozy kitchen.

In the lower level you'll come across a spacious recreation room, two bedrooms, a 2-piece bathroom, and a laundry area. Step outside to find a spacious backyard with large deck area, perfect for relaxing, entertaining, or enjoying outdoor activities. As well as a 2-car detached garage perfect for all your vehicle and storage needs! Don't miss out on this beautiful property! The lot is 15.9 Meter frontage and 19.8 meters across the back.

32.72 meters on north side, and 29.05 Meters on south side. Super location to call home.

Call to book your showing today!



Built in 1955

## Essential Information

MLS® #	A2164152
Price	\$660,000
Sold Price	\$650,000
Bedrooms	5

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,068
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	42 Malibou Road Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1W9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Lawn, Level
Roof	Asphalt
Construction	Metal Siding, Stucco

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 13th, 2024  
Date Sold                 October 8th, 2024  
Days on Market        25  
Zoning                     R-C1  
HOA Fees                 0.00

**Listing Details**

Listing Office             Royal LePage Benchmark

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