

\$569,000 - 635 Marian Crescent Ne, Calgary

MLS® #A2176086

\$569,000

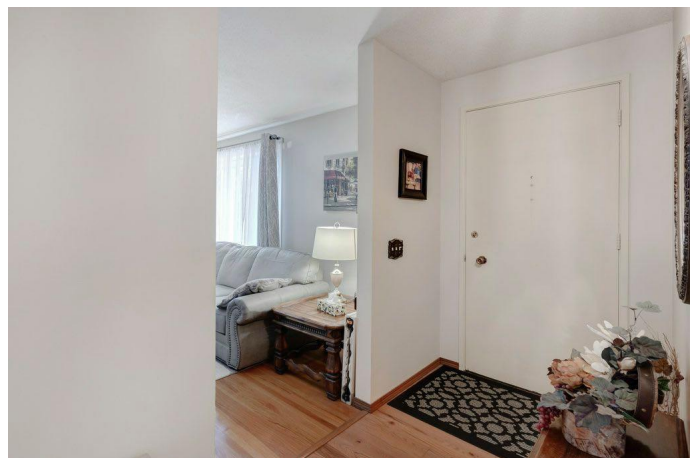
4 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Sitting on a quiet street tucked away in the community of Marlborough is this well kept bungalow that sits on an oversized with a slight pie shape/wider at the back lot. This home is almost 1200 sq.ft above grade, has a private entrance to the developed basement and has a huge garage on a great street making this an ideal home or investment property. Over the years this home has had some quality upgrades to the windows, patio door, deck, furnace, hot water tank, hardwood and flooring. Upstairs you will find 3 bedrooms (one of which has sliding patio doors that lead off to the oversized raised deck, a 4 piece bathroom, a kitchen that looks out onto the west facing backyard, and a dining room that wraps around into the living room that has a fireplace. There is a door in the kitchen that opens up to the side entrance where you will find a large patio area that also leads to the detached garage. The basement has a large family room that stretches the width of the house. On one side is a fireplace, tv area and the other side has a pool table and entertainment area. You will also find the laundry room, a 3 piece bathroom and an illegal bedroom (the window is small). The oversized garage is heated, insulated and has 220volt. This well kept family home is well worth scheduling a showing for.

Built in 1969



Essential Information

MLS® #	A2176086
Price	\$569,000
Sold Price	\$567,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.13
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	635 Marian Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2Y5

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, On Street, Oversized, See Remarks, Workshop in Garage

Interior

Interior Features	See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mixed
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping, Landscaped, Street Lighting, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 14th, 2024
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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