



GRASSROOTS
REALTY GROUP

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71 Maranda Close NE
Calgary, Alberta

MLS # A2236860



\$469,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Storage, Tankless Hot Water		

Inclusions: All appliances are sold as-is

DETACHED UNDER \$470,000 | LARGE SOUTH BACKYARD | QUIET CUL-DE-SAC LOCATION | 4 BEDROOMS & 2 BATHS | DOUBLE GARAGE | HANDYMAN SPECIAL | WALK TO LRT & MARLBOROUGH MALL. Located on a quiet cul-de-sac, this handyman special home is just steps from transit, shopping, and amenities, this well-located bungalow offers strong potential for those looking to renovate, invest or build equity. Featuring a total of 4 bedrooms, 2 full bathrooms and a functional open layout, this home presents a solid foundation for a variety of buyer needs. The main level is filled with natural light thanks to a large bay window in the living room and a sliding patio door off the dining area that opens to the sunny south-facing backyard. The kitchen offers great prep and storage space with its peninsula island and extensive cabinetry, ready for customization. 3 bedrooms and a 4-piece bathroom complete the upper level. Downstairs, a generous rec room, an additional bedroom, second full bathroom and ample storage provide flexibility for future development. Outside, enjoy a large deck for summer barbeques, a fenced backyard for privacy and a double detached garage accessible from the rear lane. Hot water on demand adds value, while the highly walkable location, just minutes from Marlborough Mall, the LRT station, schools and green space enhances lifestyle and long-term potential. This is a prime opportunity for investors, flippers, or handy homeowners ready to take on a rewarding project in an established community!