



**GRASSROOTS**  
REALTY GROUP

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**5036 Marshall Road NE**  
**Calgary, Alberta**

**MLS # A2248385**



**\$589,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Fantastic opportunity for a first time home buyer or investor! A well maintained bi-level sitting on a large pie lot located in the desirable and well established community of Marlborough. Formal entrance leads up to the spacious main floor featuring a large living room and dining room with oversized windows bringing in loads of natural light. The well appointed kitchen has lots of cupboard space, a breakfast nook and a back door that leads to your huge backyard and double detached garage. Lots of room to extend the garage and enjoy the space. Down the hall you will find 3 bedrooms and a 4pc, renovated bathroom with soaker tub and finished with ceramic tile. Options are endless in the partially developed basement equipped with 2 large bedrooms, a 4pc bathroom and wet bar. Lots of storage space in the laundry room. This home has original oak flooring and Air Conditioning! Close to restaurants, shops, schools, public transportation, 8 min to the Peter Lougheed Hospital and 11 minutes to downtown Calgary. Don't miss this opportunity and call for your viewing today!