



GRASSROOTS
REALTY GROUP

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3948 Marbank Drive NE
Calgary, Alberta

MLS # A2248862



\$499,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: second fridge in basement, electric fireplace

Here is a cute bungalow in the wonderful community Marlborough. The owners of last 52 years have just moved on and the well cared for home is looking for its new owners. Over the years there have been many updates to the home, the kitchen, laminate floors, new carpet down stairs, fresh exterior paint and some new lighting. There are 3 bedrooms up, potentially for one down (no egress window), 2 baths, a generous living/dining room and a large rec room in the lower level. there is a nice big back yard with plenty of room to build a double garage off the alley behind the house. The property is sitting in a great spot, across the street from a large park, close to the LTR and shopping, schools and a bus stop is next door. This is a perfect first time buyers home!