



**GRASSROOTS**  
REALTY GROUP

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**515 Malvern Drive NE**  
**Calgary, Alberta**

**MLS # A2253066**



**\$609,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                                  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,147 sq.ft.                                      | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Off Street                |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island                          |                   |      |
| <b>Inclusions:</b> | Security Cameras                        |                   |      |

5 Beds | 2.5 Baths | Detached Garage | Separate Entrance | Renovated | Welcome to this beautifully updated 5-bedroom, 2.5-bath home where comfort and style come together. Step inside to an open-concept main floor filled with natural light from large windows, flowing seamlessly from the living room into the dining area and kitchen. The kitchen shines with stainless steel appliances, a functional island, and modern finishes perfect for everyday living. The basement features a separate entrance and new windows, offering flexibility for a future suite, rec space, or home office. Recent upgrades include new siding and a new roof, ensuring peace of mind for years to come. Outside, enjoy a detached garage, an additional parking pad, and a backyard with lush green grass, perfect for kids, pets, or summer gatherings. Situated on a quiet street yet close to the main road, this move-in ready home keeps you only moments from shopping, transit, schools, and all the amenities you need. Book your private showing today!