



GRASSROOTS
REALTY GROUP

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352 Malvern Close NE
Calgary, Alberta

MLS # A2256394



\$550,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 352 Malvern Close NE, a classic bungalow nestled in the heart of Marlborough Park,. This home offers 4 bedrooms, 1.5 bathroom, sitting on a generous 5,758 sq ft lot and looking out to a green space, with no neighbor in front. Built in 1975, this home has its character with modern potential, making it ideal for families, first-time buyers, or savvy investors. Some property highlights: spacious main floor layout with ample natural light; the master bedroom has a walk-in closet with a 2pc ensuite, all bedrooms are of good-sized; L-shaped kitchen room, full of natural light, lots of room for cabinetry. The property has an expansive lot size in a R-CG zoning with room to garden, entertain, or expand. Situated on a quiet cul-de-sac in a family-friendly neighborhood. Walking distance to schools, parks, and public transit. Easy access to major roadways, shopping centers, and amenities. Whether you're looking to settle down or expand your portfolio, 352 Malvern Close NE is a must-see. Schedule your viewing today and discover the possibilities!