



**GRASSROOTS**  
REALTY GROUP

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**6791 Malvern Road NE**  
**Calgary, Alberta**

**MLS # A2257753**



**\$450,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough Park  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 970 sq.ft.  | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Oversized, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard  |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** n/a

EXCELLENT VALUE in this Freshly Painted BUNGALOW tucked away on a QUIET street in the popular community of Marlborough Park. This well-maintained home is MOVE-IN READY, yet still offers the opportunity to build SWEAT EQUITY with your own updates. The MAIN FLOOR is bright and welcoming, with plenty of WINDOWS that fill the home with natural light. You'll find a spacious living room, a dining room, and a generous eat-in kitchen with loads of cabinets and counter space. There are 3 comfortable bedrooms and a full bathroom on the main level. Patio doors open to your COVERED DECK and a large FENCED YARD—perfect for family, pets, or summer BBQs. The property also features an OVERSIZED HEATED DOUBLE DETACHED GARAGE plus an additional parking pad that easily fits 2 more vehicles or an RV. A SEPARATE ENTRANCE at the back leads to the fully finished basement, complete with a large family/rec room, a den, and plenty of storage space. Close to SCHOOLS, PARKS, SHOPPING, RESTAURANTS, and TRANSIT—plus just minutes to downtown. Don't miss this EXCEPTIONAL VALUE—it's the kind of opportunity that doesn't come around often!