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## 360 Malvern Close NE Calgary, Alberta

MLS # A2259878



\$610,000

Division: Marlborough Park Residential/House Type: Style: Bungalow Size: 1,119 sq.ft. Age: 1975 (50 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Detached, Parking Pad Lot Size: 0.13 Acre Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Under

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Vinyl Siding R-CG Foundation: **Poured Concrete Utilities:** Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar

Inclusions: 2 shed, 7 cameras, security system (with no contract), bedroom tv mount

OPEN HOUSE OCT 5 - 12-2PM Welcome to this spacious 4-bedroom, 3-bathroom bungalow that perfectly blends comfort, functionality, and updates throughout. Step inside to a large living room and dining space that's ideal for gatherings, an updated kitchen with thoughtful storage solutions, a beautifully refreshed bathroom, and a nice-sized primary bedroom with its own ensuite. The fully finished basement expands your living space with a wet bar, wood-burning fireplace, 4th bedroom, and additional bathroom—perfect for entertaining or hosting guests. Outside, enjoy a huge front yard, a private backyard oasis, and a mechanic's dream garage — oversized, heated, and complete with a beam for hoist options. You'll also love the additional parking behind the garage and plenty of street parking out front. Added features include irrigation, new windows, A/C, a newer furnace, and newer shingles, giving you peace of mind and efficiency for years to come. This home is move-in ready and offers the space, updates, and functionality every buyer is looking for!