



GRASSROOTS
REALTY GROUP

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48 Mardale Crescent NE
Calgary, Alberta

MLS # A2260952



\$559,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	917 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Asphalt, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Separate Entrance, Storage		
Inclusions:	Shed and Ramp		

Welcome to this UPDATED 4 bedroom, 3 bathroom bungalow with a RENOVATED ILLEGAL SUITE on a quiet street. The open-concept main floor features a modern UPDATED KITCHEN with updated appliances, including a brand-new \$2,000 fridge, plus a spacious living and dining area. The massive primary bedroom includes an UPDATED 2 PC ENSUITE, with a second bedroom and RENOVATED 4 PC MAIN BATHROOM nearby. A BRAND NEW WASHER AND DRYER are located at the back entrance. The basement suite offers an eat in kitchen, 2 bedrooms, 1 den, 1 bathroom, in-suite laundry, and ample storage. Mechanical updates include a NEW FURNACE, NEW HOT WATER TANK and NEW ATTIC INSULATION. The fully fenced backyard has a garden, greenhouse, tool shed, and patio. A paved alley leads to an oversized heated double garage. Walking distance to schools, parks, and shopping. Don't miss out—book your showing today!