



GRASSROOTS
REALTY GROUP

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119 Maranda Close NE
Calgary, Alberta

MLS # A2261781



\$500,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer & Dryer in Basement

Fully renovated bungalow backing onto Maranda Playground! Meticulously maintained with quality updates throughout including quartz countertops, stainless steel appliances, and a bright open layout. Offers 2 bedrooms and 2 bathrooms including a beautiful ensuite. Unfinished basement with bathroom rough-in and new side entry door— excellent potential for future suite development (subject to approval and permitting by the city/municipality). Fully fenced yard with crushed gravel pad ready for your future garage — steps to parks, schools, shopping & transit.