



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**64 Maranda Close NE
Calgary, Alberta**

MLS # A2263969



\$469,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this solid 1973 bungalow in the established community of Marlborough. With 973 sq. ft. above grade, the home offers a traditional layout featuring 3 bedrooms, 1 full bathroom, a bright front living room, and an updated kitchen with eating area. The lower level is mostly unfinished but includes a newer 4-piece bathroom, providing excellent potential to develop additional living space. Set on a 4,510 sq. ft. lot, the property features both front and back yards as well as an oversized single detached garage with back lane access. Recent updates include the high-efficiency furnace, kitchen, and 4-piece bathroom, while the rest of the interior offers a clean slate for renovation and customization. Ideal for first-time buyers, investors, or those seeking a project, this home is conveniently located near parks, schools, shopping, playgrounds, and transit.