



GRASSROOTS
REALTY GROUP

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99 Mardale Crescent NE
Calgary, Alberta

MLS # A2265214



\$535,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Vacuflo AS/IS. Seller is unsure if it works and there are no attachments.

Welcome to 99 Mardale Crescent! This well-maintained bungalow is ideally located on a lovely street in the established community of Marlborough. Offering an abundance of space and potential for your own personal touches. The kitchen is both functional and tasteful with generous counter space and ample storage. Down the hall, you'll find three bedrooms, including a primary suite bedroom and 4-piece bathroom and 2 additional bedrooms. The basement is currently unfinished, providing endless potential to create the space that suits your lifestyle—whether it's a home gym, entertainment area, or additional bedrooms or living space. Laundry and ample storage are also found on this level. Outside, enjoy the privacy of your large fully fenced backyard. Walking distance to schools, shopping, transit, and all amenities. Don't miss out, schedule your private showing today and discover the potential of this Marlborough gem!