



GRASSROOTS
REALTY GROUP

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66 Marwood Circle NE
Calgary, Alberta

MLS # A2265997



\$420,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L		

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

Inclusions: N/A

Welcome to 66 Marwood Circle NE! This well-located property offers an excellent opportunity for both investors and homeowners. Situated on a quiet street in a family-friendly community, the home features a functional layout with good natural light and a private yard space. The property is currently occupied by a reliable long-term tenant who has expressed a strong interest in remaining, making this an attractive turnkey investment option. Close to schools, parks, shopping, and transit, this home provides convenience and value with the flexibility to either move in at a future date or continue with the existing tenancy.