



GRASSROOTS
REALTY GROUP

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1311 68 Street NE
Calgary, Alberta

MLS # A2267785



\$485,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: N/A

Quick Possession - Freshly Painted - PRICED TO SELL! Welcome to this charming 4-bedroom, 2-bathroom bungalow in Marlborough Park. Featuring excellent curb appeal and a spacious front yard, this home offers comfort, functionality, and room to grow. Step inside to a bright and inviting main floor with vinyl plank flooring, and a thoughtfully designed cut-out between the living room and kitchen that creates an open, airy feel. The kitchen is both spacious and practical, complete with granite countertops, black appliances, ample cabinetry, and a cozy dining area. Three generously sized bedrooms and a updated 4-piece bathroom complete the main level. Downstairs, the fully finished basement offers even more living space with a large recreation room, a wood-burning fireplace for those cozy nights, a fourth bedroom, and an additional bathroom. You'll also love the oversized laundry and storage room—perfect for keeping everything organized. *Property Virtually Stage to show potential layout options. Sunny west-facing backyard ideal for entertaining, featuring a concrete patio, and lush perennial gardens. An OVERSIZED DOUBLE GARAGE and RV PARKING add extra convenience. Located close to schools, shopping, and public transit, this home is a fantastic opportunity in a family-friendly neighborhood.