



GRASSROOTS
REALTY GROUP

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1671 Marlyn Way NE
Calgary, Alberta

MLS # A2270479



\$410,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, None, Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

INVESTORS ALERT! HANDYMAN SPECIAL BUNGALOW HOME WITH 5 BEDROOMS , ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE . LOCATED CLOSE TO SCHOOLS AND PUBLIC TRANSPORTATION (FEW STEPS TO BUS STOP AND C TRAIN NEARBY). AMENITIES IN MINUTES: T&T SUPERMARKET, WALMART, SEAFOODS SUPERMARKET. FEW MINUTES DRIVE TO DOWNTOWN, STONEY TRAIL AND DEERFOOT. BOOK YOUR SHOWING NOW!