



GRASSROOTS
REALTY GROUP

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

923 Marcombe Drive NE
Calgary, Alberta

MLS # A2271345



\$354,900

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	810 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Here's your opportunity to own a charming, semi-detached family home in a quiet side-street location. A well-kept starter home with tons of potential. The house backs onto the green-space and school field of Bob Edwards School (CBE) and is within walking distance of St. Mark School (CSSD), ideal for families. Inside, you'll find two good-sized bedrooms on the main level, along with a full bath, living room, kitchen and dining space, all recently refreshed with new laminate flooring upstairs replacing the old carpet. The fully developed basement offers a third bedroom (window does not meet current egress requirements), a family room, a second full 4-piece bath, an office area and abundant storage, giving plenty of room for a growing family or a flexible work-from-home setup. The property is fully fenced, giving a safe, enclosed yard perfect for kids or pets. The home sits on a semi-detached lot, with a parking pad and shed already in place, and there is room for a future garage if desired. This is a solid, well-maintained home that offers a rare blend of location, functional living space and future potential. With proximity to schools, open green-space, and a quiet street, it's a great canvas for your personal touches. Don't miss this opportunity: a perfect family home waiting to be updated and made your own!