



**GRASSROOTS**  
REALTY GROUP

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**923 Marcombe Drive NE**  
**Calgary, Alberta**

**MLS # A2271345**



**\$365,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!