



GRASSROOTS
REALTY GROUP

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

1242 Mardale Drive NE
Calgary, Alberta

MLS # A2272305



\$669,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Marlborough | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,198 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Irregular Lot, Level, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance | | |

Inclusions: n/a

5 BEDS | 2.5 BATHS | FULLY RENOVATED | SEPARATE ENTRANCE, KITCHEN & LAUNDRY | Prime Location! Welcome to this newly renovated bungalow in Marlborough, featuring 5 bedrooms and 2.5 bathrooms. Freshly renovated from top to bottom, this home offers plenty of space, a smart layout, and clean modern finishes throughout. The main floor opens with a bright and spacious layout filled with natural light, connecting seamlessly to the fully redesigned kitchen. This stunning space features a large island, sleek white cabinetry paired with warm wood accents, quartz countertops, stainless steel appliances, and thoughtful modern finishes that bring a modern feel. The main level offers three good-sized bedrooms, 2 secondary and one primary bedroom. And a 2-piece bathroom completes this level. Downstairs, the basement features two additional bedrooms, a 4-piece bathroom, and its own entrance, second kitchen and separate laundry. Outside, this property sits on a generous lot with both front porch and a backyard for entertaining, including a deck perfect for relaxing, family get-together, and friends gathering. Located just minutes from schools, Marlborough Park, shopping, and C-Train station, this home combines modern comfort with everyday convenience! Call your favourite agent to book a showing today!