



GRASSROOTS
REALTY GROUP

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1432 43 Street NE
Calgary, Alberta

MLS # A2273869



\$615,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Marlborough | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,069 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Quartz Counters | | |

Inclusions: None

This charming Marlborough bungalow blends the character of a mature neighborhood with modern updates throughout. Inside, you'll find a stylish fresh kitchen with trendy quartz counter tops & brand-new appliances upstairs, along with fresh paint throughout, new flooring , brand new kitchens, updated lighting throughout the home, and a fully renovated illegal basement with its own entrance and laundry. Major upgrades — including a new furnace, hot water tank, and plumbing — mean peace of mind for years to come. Brand new double garage. All that's left to do is move in and make it yours!