



GRASSROOTS
REALTY GROUP

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67 Margate Place NE
Calgary, Alberta

MLS # A2274551



\$495,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	935 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

This well-maintained and thoughtfully updated home is ideally located on a quiet cul-de-sac, backing directly onto Ida's Park, offering a rare combination of privacy, green space, and everyday convenience. Situated in a highly accessible community at the corner of the Trans-Canada Highway and 36 Street, this location offers excellent connectivity while maintaining a peaceful, family-friendly setting with minimal traffic. The exterior of the property has seen numerous recent improvements that enhance both curb appeal and functionality. A new shed has been added, along with a large garden ideal for those who enjoy outdoor living. New sod was installed in the summer of 2025, creating a fresh and inviting yard. The deck, garden structure, and base of the shed were re-stained in the summer of 2025 for long-term durability and a refreshed appearance. Approximately 50% of the eavestroughs have been replaced, improving drainage and reducing maintenance. The oversized two-car garage is fully insulated and painted, providing a clean, versatile space for parking, storage, or a workshop. A new garage door opener system adds convenience and reliability. Inside, the home reflects pride of ownership throughout. The main floor features beautiful hardwood flooring, creating a warm and inviting atmosphere across the principal living areas. The kitchen was expanded with a professionally completed extension in 2024, significantly improving layout and functionality, and has been freshly painted for a bright, modern feel. The rest of the home has also been newly painted, making it truly move-in ready. The basement is fully finished with new flooring and trim, offering additional flexible living space suitable for a family room, home office, or guest area. Four basement windows were replaced with new double-pane units in 2022, along with new window wells, improving energy

efficiency and natural light. Additional upgrades include a new washer and dryer installed in 2022, a central vacuum system, and professionally cleaned ventilation systems completed in November 2025 for improved indoor air quality. With its cul-de-sac location, park backing lot, extensive updates, and excellent access to major routes, this home offers outstanding value and a rare opportunity to own a well-cared-for property with nothing left to do but move in and enjoy.