



GRASSROOTS
REALTY GROUP

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**1151 Marcombe Crescent NE
Calgary, Alberta**

MLS # A2277400



\$465,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A well-maintained original bungalow full of potential. With only one owner, this home remains in largely original condition with some meaningful upgrades, making it an ideal blank canvas for renovators, investors, or buyers looking to create long-term value. The main level offers approximately 1,050 sq. ft. with three bedrooms, including a primary bedroom with a convenient ensuite half bath. A large living and dining area and a functional kitchen that over looks that large, south facing backyard. The layout provides an excellent foundation to reimagine and customize to suit modern living. The basement is completely unfinished, offering over 1000 sqft of outstanding development potential and featuring an updated electrical panel. A separate rear entrance adds flexibility and enhances the property's future possibilities and development, subject to City approvals and permits. Set on a generous 50' x 100' lot with a sunny south-facing backyard, this property also includes a detached single garage and is located on a quiet, well-established street in Marlborough, close to schools, baseball diamonds, pickle ball courts, a huge playground shopping, transit, and major routes. Whether you're looking to renovate, invest, or build equity over time, this property represents a solid starting point with endless possibilities. Book your private showing today!