



**19 Margate Place NE  
Calgary, Alberta**

**MLS # A2279101**

**\$519,000**



<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

\*\*\*\*Location ,Location Location \*\*\*\* Here is your opportunity to get this Detached property at Great price Currently rented for CAD 3300 .Welcome to a quiet cul-de-sac, this spacious bungalow have 7 bedroom ,3 full bath and features several new windows.Large living room with hardwood floors Spacious kitchen with eating area,3 bedrooms and a full bath Basement (Separate Entrance):Fully developed with new laminated floorHuge family room 4 bedrooms and 2 full baths Oversized detached garage with adjacent enclosed workshop Front concrete driveway leading to the house Close to playground, community center, shopping, and LRT station Perfect for live-up / rent-down mortgage helper. Don't miss this excellent investment property! Book Your Showing Now