



GRASSROOTS
REALTY GROUP

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

19 Malvern Place NE
Calgary, Alberta

MLS # A2280033



\$649,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	None	Utilities:	-
Features:	Chandelier, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Pride of ownership is evident in this immaculate, beautifully maintained home located on a quiet cul-de-sac at 9 Malvern Place NE, Calgary. With over \$50,000 spent on renovations, updates include a newer kitchen, New flooring, stone finishes, and appliances. The main level offers three bedrooms, including a spacious primary with a 2-piece ensuite, two bright secondary bedrooms, and a fully renovated 4-piece bathroom. The fully developed basement with a separate entrance features two bedrooms, a large family room, a kitchen, a full bathroom (illegal suite), and a dry bar. Situated on an extra-large pie-shaped lot, the property boasts a massive backyard, a dog run, and a fully finished heated double detached garage, RV parking. Wide paved back lane. All conveniently located close to schools, playgrounds, shopping, and public transit—this is truly a must-see home.