



**GRASSROOTS**  
REALTY GROUP

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**937 Marcombe Drive NE**  
**Calgary, Alberta**

**MLS # A2281922**



**\$479,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

FULLY RENOVATED Welcome to 937 Marcombe Drive NE, a beautifully updated home located in a mature and well connected neighborhood offering excellent investment and lifestyle potential. The main level features a bright and functional layout with a spacious living area, a dedicated dining space, and a newly updated kitchen. Recent upgrades include new flooring, fresh paint, updated doors, and modern finishes throughout. Well proportioned bedrooms, a beautifully renovated full bathroom, and a separate laundry area complete the main floor. The lower level offers a separate entrance and includes an additional bedroom, a full bathroom, flexible living space, and a second kitchen, along with its own separate laundry, providing excellent options for extended family use or added versatility. The lower level suite is non conforming. Enjoy a generous backyard with rear lane access, offering potential for outdoor enhancements or future garage development, subject to city approval. Ideally located close to schools, parks, shopping centres, public transit, and major routes. A turn key opportunity for investors or first time home buyers looking to add value in an established community.