



**10 Marlowe Place NE  
Calgary, Alberta**

**MLS # A2283017**



**\$629,900**

**Division:** Winston Heights/Mountview

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,109 sq.ft. **Age:** 1955 (71 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Single Garage Detached

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Linoleum, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** all garage shelving and shelving unit in basement

Open House Saturday, February 7th, 2 pm - 4 pm. Terrific value in this charming, 3 bedroom bungalow with single detached garage in desirable Winston Heights! Perfect cul de sac location, backing onto a park as well as fronting green space! The main floor offers a cheerful south facing living room/dining room, kitchen with a view to the park, 3 bedrooms and updated 3 piece bath. Original hardwood floors add character and warmth throughout much of the main level. The partly finished lower level includes a generous recreation room, flex room, 3 piece bath, laundry and loads of storage space. Recent updates include new shingles (2023), furnace (2023) hot water tank (2022) and new refrigerator (2025). This great property offers a fenced backyard looking onto the park, large patio and single detached garage. Close to schools, shopping and transit. A special place to call home!