



GRASSROOTS
REALTY GROUP

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6603 Malvern Road NE
Calgary, Alberta

MLS # A2286830



\$684,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Wet Bar		
Inclusions:	Second refrigerator in the basement		

LARGE CORNER LOT | GORGEOUSLY RENOVATED | HUGE 30' X 25' WORKSHOP GARAGE | 5 TOTAL BEDROOMS | SEPARATE ENTRANCE | FINISHED BASEMENT WITH KITCHENETTE | SUNNY SOUTH YARD | STEPS TO PARK & GREEN SPACE | Beautifully renovated and thoughtfully updated, this 5 bedroom home offers over 2,170 sq ft of developed living space on a desirable corner lot in Marlborough Park. Wide streets, mature trees and a nearby park just down the road create a welcoming setting with everyday convenience. Inside, gleaming high end laminate flooring flows through an open main floor designed for connection and comfort. An oversized picture window fills the living room with natural light throughout the day while extra pot lights provide warm, even illumination in the evenings. Adjacently the dining space is perfectly positioned for family meals or can easily function as a relaxed TV area depending on your lifestyle needs. Stunningly renovated, the chef-inspired kitchen encourages gathering around the large centre island and features beautiful white quartz countertops, full-height cabinetry for streamlined storage and stainless steel appliances that blend style with function. The primary bedroom offers a calming retreat and includes its own private 2-piece ensuite. Two additional bedrooms are generously sized and share a bright 4-piece bathroom finished in a clean, timeless palette. Fully developed, the basement expands the living space with a large open recreation area that includes a kitchenette and bar setup, creating flexibility for multi-generational living, extended family or comfortable movie nights and games. Two additional bedrooms and a bathroom with dual sinks improve functionality for larger households, while the separate entrance enhances long-term versatility. Loads of outdoor space is both practical and inviting

with the full-length poured concrete side yard providing low-maintenance outdoor living ideal for basketball, street hockey or easy access to the oversized double detached garage. An extremely rare MECHANICS DREAM 30' X 25' GARAGE that can also be used as a WORKSHOP or anyone with a home based business. Even more outdoor space is found in the sunny south-facing backyard that is privately fenced and offers grassy space for kids and pets to play. Marlborough Park is an amenity-rich community with schools, transit, shopping and dining all nearby, along with an active community centre offering programs and events throughout the year. This home delivers updated style, functional space and everyday convenience in an established and welcoming neighbourhood.