



1258 Mardale Drive NE
Calgary, Alberta

MLS # A2289994



\$550,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Vacuum and attachments

Here is a chance to own a bungalow in Marlborough with a total of 5 bedrooms (3 up /2 down) and 2.5 baths. With approximately 2200sq ft of living space plus a large double detached garage, this home is perfect for a family to grow into or can double as investment property with the fully developed basement. Upgrades include furnace (2025), kitchenette in the basement (2025), electric panel (2022), and garage motor (2025). Tucked away on a generously sized lot, this home is offers the convenience of easily accessible amenities while simultaneously providing quiet living with minimal traffic along the street. Providing comfort, convenience and income potential, this is home is a must see!