



**6736 Malvern Road NE
Calgary, Alberta**

MLS # A2292302



\$494,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: N/A

Excellent value in this lovingly maintained, original owner home. Absolutely immaculate condition! This turnkey home is ready for its new family to call it their own. Plenty of natural light throughout. Situated on a quiet street in the heart of the community. Enjoy the convenience of being steps to all levels of schools, minutes to shopping, C-train, restaurants, parks, and a 20-minute drive to the downtown core. Fresh paint throughout. Classic L shaped Living room and dining room is spacious and bright and is perfect for family gatherings and entertaining. Large eat in kitchen with updated oak cabinetry, tile backsplash and modern vinyl flooring. 3 bedrooms up plus a full 4-piece bath featuring a furniture style vanity with vessel sink, tile floor and an updated deep soaker tub/shower. The large primary suite is complete with its own 2-piece ensuite bath. The lower level is fully developed and houses the large open rec room featuring a cozy stone clad gas fireplace. 2 more bedrooms, a den flex space plus a full bath with tiled shower stall round out the lower level. Plenty of extra storage space. Updated furnace. Water tank replaced in 2025, roof shingles replaced in 2020. Fully fenced sunny yard with mature landscaping. Looking for a great opportunity to own a home that you can truly call your own? Don't miss the potential this turn-key home offers.