



**937 Marcombe Drive NE
Calgary, Alberta**

MLS # A2297426



\$459,000

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	785 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	None, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

FULLY RENOVATED! Welcome to this beautifully updated home located in a mature and well connected neighborhood offering excellent investment and lifestyle potential. The main level showcases a bright, open-concept layout featuring a spacious living room, dedicated dining area, and a stylishly updated kitchen complete with modern finishes. Enjoy peace of mind with recent upgrades throughout, including new flooring, fresh paint, updated doors, and contemporary touches that elevate the entire space. Well-sized bedrooms, a fully renovated bathroom, and a convenient separate laundry area complete this level. Downstairs, you'll find an illegal basement suite with its own separate entrance, offering incredible flexibility. This level includes an additional bedroom, full bathroom, second kitchen, and its own laundry—ideal for extended family, guests, or added income potential. 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. Whether you're an investor or a first-time buyer, this is a move-in-ready opportunity you don't want to miss!