



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5036 Marshall Road NE**  
**Calgary, Alberta**

**MLS # A2298403**



**\$670,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

WOW!.. Welcome to this newly renovated Bi-level-home, which includes a 3-bedroom illegal suite in the basement and 3 bedrooms on the main floor. New high-efficiency furnace, new stucco exterior front of the house, vinyl plank floors, kitchens, knockdown ceilings light-fixtures, paint, many new appliances, brand-new patio door, mostly newer windows, and the seller said, a new tankless hot water tank will be installed in the next few days.