



66 Malibou Road SW
Calgary, Alberta

MLS # A2139445



\$725,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Street		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Located on a tranquil street in the desired inner-city community of Meadowlark Park, this property presents a wealth of possibilities. Embrace the charm of this Mid Century Classic by renovating and seamlessly integrating the garage into the main living space, while crafting your Carriage House on the expansive parking pad at the rear. Alternatively, envision a luxurious residence on this generous 65 x 100-foot lot, enhanced by its gentle slope, offering the potential for a walk-out layout. Original hardwood flooring graces the main level, complemented by updated windows that invite ample natural light. Enjoy the Central Air Conditioning for those upcoming Summer temps. The lower level boasts a separate entrance, offering versatility for potential suite development (subject to City of Calgary approval). Enjoy an easy walk to the neighbourhood parks, Chinook Mall, and the LRT junction, while downtown is just minutes away. Discover the endless possibilities awaiting in this coveted location.