



**63 Margate Place NE**  
**Calgary, Alberta**

**MLS # A2139816**



**\$659,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, Tray Ceiling(s)		

**Inclusions:** N/A

Prime Location!! Beautifully renovated bungalow in a cul-de-sac yet steps away from near by schools, Marlborough Mall, T&T Supermarket, Restaurants, LRT and highway access. This charming home boasting modern interior design with a brand NEW ROOF & Hot water tank, double garage and backs onto green space. Detailed accent walls, pot lights, elegant fixtures, vinyl planks throughout with upgraded kitchen, quartz countertops and stainless steel appliances. The gem of this home lies a secondary family room with high ceiling, hardwood walls, creating a warm ambiance perfect to enjoy a cozy evening by the fireplace. The master bedroom contains an ensuite bathroom, and 2 other good size bedroom with a contemporary standing shower and a living room with large windows completes the main floor. Beneath, where the basement has been transformed into a versatile recreational room. Whether you envision a game night with your friends, a home gym to stay active, or a playroom for the kids, the possibilities are endless, plus extra storage room/den and 3 piece bathroom. Located in a prime neighbourhood, this home offers the best of both worlds - modern luxury and ultimate convenience. Schedule your showing today!