



**81 Malibou Road SW**  
**Calgary, Alberta**

**MLS # A2144482**



**\$699,900**

<b>Division:</b>	Meadowlark Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** GE Fridge in Basement

Situated in the inner city community of Meadowlark Park, this solid, well maintained bungalow situated on a 64 ft lot, is only walking distance from Chinook Centre, and across the street from Milton Park. The spacious main level features beautiful hardwood flooring and a large kitchen with plenty of counter and cupboard space, a bright and spacious living and dining room, 3 good sized bedrooms and a 4pc bath. In the basement you will find a large Rec/Games room, 4th bedroom, bar area, a 2 pc bathroom and plenty of room for storage. Outside, enjoy the good size back yard with patio area. There is a single garage with access from the driveway at the front of the house, so parking is never an issue. With easy access to Glenmore and McLeod Trail, schools and shopping.