



**4716 Memorial Drive NE**  
**Calgary, Alberta**

**MLS # A2149742**



**\$679,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,181 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** washer/dryer, electric stoves, refrigerators, dishwasher, hoodfans

Welcome to this beautiful bungalow nestled in the community of Marlborough. Exceptional Value in here!! 3-Bedroom Bungalow plus another 3 bedroom plus den in the basement with separate entrance... perfect home for first-time buyers, or investors. renovated. and ideal families seeking an ideal location within the community of Marlborough. This charming bungalow offers exceptional value huge lot, huge heated detached garage with high ceiling perfect you your RV. Situated along Memorial Drive, very accessible to any in the City. Very close to D/T and Marlborough C Train Station. Situated on a very quiet and desirable memorable street of Memorial Drive, close to schools, playgrounds, and shopping! Main Level: Traditional floor plan with original imported ceramic mariwasa tiles laminated flooring throughout, except for the kitchen and bathroom. "L" shaped living and dining room with easy access to the kitchen. Kitchen features a pantry and additional cabinets/counterspace for ample storage. Three bedrooms and a four-piece bath complete the main level. Lower Level features huge Rec room/Family room, two full bathrooms, another 3 bedrooms that could be converted into 4 bedrooms. separate kitchen. Laundry facilities located in a separate utility room, potentially allowing access from both levels. Basement has leading to a beautifully landscaped yard. Exterior: Private fenced rear yard surrounded by trees. Alley access to a large double detached garage with a workbench, built-in shelving, drywall, and heating. This property is a great opportunity with lots of potential! Upstairs is currently vacant and tenant in the basement is on a month to month basis but willing to vacate the place anytime. This property will not stay long in a market, please book your showing before it is gone.