



**GRASSROOTS**  
REALTY GROUP

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

**4919 Marcombe Road NE  
Calgary, Alberta**

**MLS # A2196842**



**\$599,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Suite

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

PRICE DROP !!!!! Beautiful Bungalow on a quiet street close to all amenities within walking distance. With 3 bedrooms on the main floor with a cozy fireplace in the living room, offers 5 bedrooms, a 2-bedroom illegal basement suite, in the basement with a SEPARATE ENTRANCE and Common Laundry Area South facing back yard with an Oversized 2 car garage AND RV or 3rd Car parking spot beside the garage. This home has been well maintained and shows very well.