

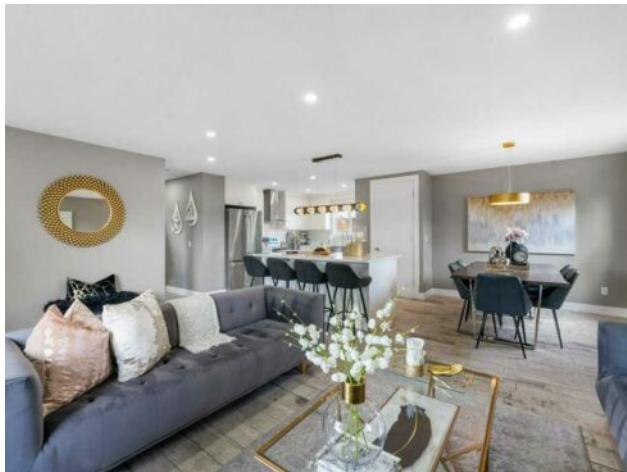


**GRASSROOTS**  
REALTY GROUP

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

**656 Malvern Drive NE**  
**Calgary, Alberta**

**MLS # A2209939**



**\$674,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, Heated Gara		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Basement hood fan

Welcome to this stunningly updated home nestled in the fantastic community of Marlborough Park. Situated on a quiet street and just minutes from major amenities—including transit, shopping, parks, schools, playgrounds, bike paths, and the hospital—this property offers both convenience and charm for families and investors alike. Step inside to discover a modern open-concept main floor, thoughtfully renovated with elegant tile flooring, stylish lighting, and a warm wood-burning fireplace with a striking stone mantle. The spacious living and dining areas flow seamlessly into the designer kitchen, which boasts quartz countertops, stainless steel appliances, and a large central island perfect for entertaining. The main level features three generous bedrooms, including a primary suite with a private 2-piece ensuite. A beautifully updated 4-piece bathroom completes this level. The fully finished (illegal) basement suite has also been professionally remodeled and offers excellent flexibility for extended family or potential rental income. It includes a welcoming common area, ideal for a gym space or added storage, as well as a shared laundry room. The suite features its own open-concept living area, a sleek kitchen with island, two additional bedrooms, and a full 4-piece bathroom. Outside, enjoy your expansive private backyard complete with a large patio—perfect for relaxing or entertaining. The property also boasts a massive 25.3' x 25.4'; heated garage, offering plenty of space for vehicles, storage, or a workshop. Additional highlights include hardwired CAT5 security camera wiring throughout, adding peace of mind and value. This is a move-in ready home with income potential in a family-friendly neighborhood—don't miss your opportunity to own a truly exceptional property in Marlborough Park!

Copyright (c) 2025 . Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.