



GRASSROOTS
REALTY GROUP

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**4608 Memorial Drive NE
Calgary, Alberta**

MLS # A2212655



\$664,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 4608 Memorial Drive NE! This beautifully updated bungalow sits on a huge lot in a prime location, just minutes from Marlborough Mall, Walmart, restaurants, transit (bus and train), and within walking distance to a school. The main floor offers a bright and inviting open-concept layout, perfect for your personal touch. The living room features a stunning tiled electric fireplace, while the dining area boasts an elegant feature wall. The high-gloss kitchen is designed with quartz countertops and comes equipped with brand-new appliances. The main floor also includes a fully renovated bathroom, two good-sized bedrooms, and a primary bedroom with its own private half-bath—ideal for busy mornings. The LEGAL basement suite is a fantastic mortgage helper, offering a spacious kitchen, a large living room, two bedrooms, and a brand-new modern bathroom. Both the home and garage have a brand-new roof, along with two new furnaces, a new electric water tank, and new windows, ensuring efficiency and peace of mind for the years to come. The exterior of the property is just as impressive, with a large backyard full of potential and a designated space beside the garage for RV or boat parking. This move-in-ready home, with its income potential and unbeatable location, is a must-see.