

**360 Malvern Close NE**  
**Calgary, Alberta**

**MLS # A2259878**



**\$625,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Under		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** 2 shed, 7 cameras, security system (with no contract), bedroom tv mount

**OPEN HOUSE OCT 5 - 12-2PM** Welcome to this spacious 4-bedroom, 3-bathroom bungalow that perfectly blends comfort, functionality, and updates throughout. Step inside to a large living room and dining space that’s ideal for gatherings, an updated kitchen with thoughtful storage solutions, a beautifully refreshed bathroom, and a nice-sized primary bedroom with its own ensuite. The fully finished basement expands your living space with a wet bar, wood-burning fireplace, 4th bedroom, and additional bathroom—perfect for entertaining or hosting guests. Outside, enjoy a huge front yard, a private backyard oasis, and a mechanic’s dream garage — oversized, heated, and complete with a beam for hoist options. You’ll also love the additional parking behind the garage and plenty of street parking out front. Added features include irrigation, new windows, A/C, a newer furnace, and newer shingles, giving you peace of mind and efficiency for years to come. This home is move-in ready and offers the space, updates, and functionality every buyer is looking for!