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GRASSROOTS
REALTY GROUP

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10 Marlowe Place NE
Calgary, Alberta

MLS # A2283017

$629,900

Division:	Winston Heights/Mountview
Type:	Residential/House
Style:	Bungalow
Size:	1,109 sq.ft. **Age:** 1955 (71 yrs old)
Beds:	4 **Baths:** 2
Garage:	Single Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: all garage shelving and shelving unit in basement

Terrific value in this charming, 3 bedroom bungalow with single detached garage in desirable Winston Heights! Perfect location, backing onto a park as well as fronting green space! The main floor offers a cheerful south facing living room/dining room, kitchen with a view to the park, 3 bedrooms and updated 3 piece bath. Original hardwood floors add character and warmth throughout much of the main level. The partly finished lower level includes a generous recreation room, flex room, 3 piece bath, laundry and loads of storage space. Recent updates include new shingles (2023), furnace (2023) hot water tank (2022) and new refrigerator (2025). This great property offers a fenced backyard looking onto the park, large patio and single detached garage. Close to schools, shopping and transit. A special place to call home!