

34 Malibou Road SW
Calgary, Alberta

MLS # A2305974



\$915,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Meadowlark Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,067 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Quartz Counters

Inclusions: Basement refrigerator

Beautifully renovated bungalow walking distance from chinook mall and the other amenities of Macleod trail. Located on a large lot. For builders or investors, PROPERTY NEXT DOOR IS ON A LARGE LOT AND IS ALSO FOR SALE. Totally taken down to the studs this inner city home has style and function. A kitchen with stunning island as a center piece featuring quartz counter tops, and a large pantry. Completing the main level is the the primary bedroom with walk in closet, a secondary bedroom and bathroom . Downstairs you'll find a mini kitchen or wet bar area, a large rec room with 2 additional bedrooms (one currently used as an office) and a full bath. The home also features on demand hot water and air conditioning! Outside there is a large garage and driveway, with a fenced back yard. Roof done 2024. Floor plans available in supplements.