

512 Malvern Drive NE
Calgary, Alberta

MLS # A2343216



\$599,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NA

This fantastic investment opportunity offers a 3-bedroom, 1.5-bath main floor plus a 2-bedroom suite in the basement. The main level features durable laminate flooring throughout and a bright, functional kitchen complete with granite countertops and stainless steel appliances. Downstairs, the suite offers newer cabinets, stylish quartz countertops, and shared common laundry. With exceptional parking, including a triple car garage and additional parking pad, this property offers flexibility and excellent income potential. Whether you're looking to invest, generate rental income, or own a home with added revenue potential, this one checks the boxes! Don't miss out—book your showing today!