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707 Malvern Drive NE
Calgary, Alberta

MLS # A2345596

$549,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	985 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Open Lot, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Open House Sept 19 & 20 from 12:00Pm to 4:00Pm. Move-in ready and beautifully updated! This impressive home combines modern finishes, thoughtful upgrades, and exceptional functionality. Recent renovations include new flooring, fresh paint, a stylish kitchen with quartz countertops, and a fully refreshed main-floor bathroom featuring a new vanity, taps, and complete shower system. The spacious living room showcases a custom TV feature wall and electric fireplace, creating a warm and inviting space, while the bright front room showcases a large picture window overlooking a mature tree for natural light and privacy. Exterior upgrades include fresh paint, newer aluminum windows, a new fence, and a new garage door. Enjoy a high-efficiency furnace, hot water heater, two laundry areas, and a separate upstairs entrance that can be secured from the basement. The low-maintenance deck and powder-coated railings are built for easy upkeep. A large rear parking pad offers potential RV parking, while the insulated garage includes its own electrical panel.

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