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4628 Marcombe Road NE
Calgary, Alberta

MLS # A2347813

$549,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,062 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	3	**Baths:**	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Quartz Counters		

Inclusions: N/A

Freshly renovated and never lived in since the work was completed, this three-bedroom bungalow is bright, inviting and ready for its next owners. The south-facing front brings morning sunlight into the spacious living room, while the separate dining area offers room to gather. The new kitchen features white cabinetry, quartz countertops, a subway tile backsplash, a new microwave and a new dishwasher. The renovation includes new flooring, carpet, paint, windows, doors, light fixtures, electrical outlets and a new bathroom. Large closets throughout provide plenty of storage, and central air conditioning adds comfort. All three bedrooms and the four-piece bathroom are on the main floor, which offers 1,062 sq. ft. of above-grade space. The fenced backyard has mature trees, a storage shed and room to enjoy the outdoors. A double detached garage provides parking and additional storage. Set in a very quiet neighbourhood, the home is close to two schools, a child care centre, a playground and shopping.

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