587-899-3773
justin@realtyaces.ca

6607 Malvern Road NE
Calgary, Alberta

MLS # A2350525

$509,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	983 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Low Maintenance Landscape, Ma		

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

Inclusions: N/A

WELCOME HOME! This beautiful home has 983 SQ.FT. BUNGALOW offers an incredible opportunity for FIRST-TIME HOME BUYERS, growing families, or anyone looking for a versatile home with plenty of space and functionality! Featuring a total of 5 BEDROOMS and 2 FULL BATHROOMS, this property provides an excellent layout with room for everyone. The main level offers comfortable living spaces filled with potential, while the lower level adds even more flexibility. A SEPARATE ENTRANCE, SEPARATE KITCHEN, and SEPARATE LAUNDRY provide added privacy and convenience between the two levels—an ideal setup for extended family, multi-generational living, or simply having additional space for guests. One of the standout features of this property is the OVERSIZED DOUBLE DETACHED GARAGE, providing plenty of room for vehicles, storage, tools, hobbies, or a workshop setup. With 5 bedrooms throughout the home, there is also flexibility to create a home office, guest room, playroom, or whatever best suits your lifestyle. Whether you're purchasing your very first home or looking for a property that offers space, flexibility, and long-term possibilities, this bungalow is one you won't want to miss. With its practical floor plan, separate lower-level amenities, generous bedroom count, and oversized garage, this home checks so many boxes! A fantastic opportunity to step into homeownership and make this property your own. CALL YOUR FAVORITE REALTOR TODAY and book your private showing before this one is gone!

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