



GRASSROOTS
REALTY GROUP

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85 Malibou Road SW
Calgary, Alberta

MLS # A2245468



\$980,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,483 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		
Inclusions:	none		

Welcome to 85 Malibou Road – Where Location Meets Lifestyle! This beautifully updated home sits on a rare oversized lot in the heart of Meadowlark Park, just a short stroll from Chinook Centre, Calgary Girls Charter School, parks, and transit. It’s the perfect blend of comfort, convenience, and space for the whole family. Inside, you’ll love the newly renovated main floor, complete with a stylish kitchen featuring brand new appliances—including a gas stove, dishwasher, and range hood. The open-concept living and dining areas are warm and welcoming, with lots of natural light and beautiful hardwood floors throughout. There are three spacious bedrooms on the main floor, plus a bright sunroom that’s perfect for relaxing year-round. Downstairs offers even more room to spread out, with a huge fourth bedroom, a rec room, a den, full bathroom, and a large laundry area—great for guests, older kids, or even a home office setup. The outside is just as impressive: the oversized double garage comes with a rare basement storage area (over 550 sq.ft. of extra space!). And with this massive lot, you can easily park an RV and up to three vehicles on the property—no more street parking headaches! If you’re looking for an updated, move-in-ready home in an unbeatable inner-city location, this is one you don’t want to miss. Come see it for yourself—book your showing today!