



GRASSROOTS

REALTY GROUP

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352 Malvern Close NE
Calgary, Alberta

MLS # A2283105



\$579,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Discover Your Canvas at 352 Malvern Close NE. Nestled on a tranquil, tree-lined cul-de-sac in the cherished Marlborough Park community, this classic 1975 bungalow presents a rare opportunity. It seamlessly blends timeless character with exciting modern potential, all set upon a sprawling, sun-drenched lot that feels like your own private park. Step inside to a spacious main floor bathed in natural light from generous windows. The thoughtful layout is ideal for family life and entertaining. The master suite is a true retreat, featuring a walk-in closet and a convenient 2-piece ensuite. Three additional good-sized bedrooms provide ample space for everyone. The charming L-shaped kitchen awaits your vision, offering abundant wall space for custom cabinetry and a bright atmosphere that makes it a joyful place to start the day. The true magic lies outside. The property boasts a massive 5,758 sq ft lot, zoned R-CG, that backs directly onto a serene green space with no homes opposite—ensuring lasting privacy and a beautiful, open vista. This is more than a yard; it's a blank slate for gardening enthusiasts, a safe playground for children and pets, an entertainer's dream for summer gatherings, or the perfect foundation for a future expansion Life here is both peaceful and convenient. Enjoy the quiet safety of a cul-de-sac in a tight-knit, family-friendly neighborhood. You're just a short stroll from schools, playgrounds, and public transit. Major roadways, shopping centers, and all essential amenities are effortlessly accessible, blending suburban tranquility with urban convenience. Whether you're a growing family seeking space and community, a first-time buyer looking for a home with solid bones and upgrade potential, or an investor recognizing the value of land and location, this property is a standout opportunity. 352 Malvern Close NE isn't just

a house; it's the beginning of your next chapter. Schedule your private viewing today and envision the possibilities that await.