



36 Malibou Road SW
Calgary, Alberta

MLS # A2305248



\$789,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,208 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Built-in Features

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

Inclusions: N/A

Inner city living on a large lot with heated detached double garage. For builders or investors, Adjacent home on a large lot also for sale! Walking distance to chinook mall and all the amenities MacLeod trail has to offer. This home is full of character with original but well maintained wood features throughout. The main level is full of light with large windows in the living room and kitchen. Kitchen has new fridge, oven and stove top. Main level also has 3 bedrooms up and an updated bathroom. Downstairs, you'll find a huge rec space with vintage bar, and additional 2 bedrooms and two recently replaced furnaces. Washer dryer are also new. An unmatched location central to everything. Showings to commence Friday.