



34 Malibou Road SW
Calgary, Alberta

MLS # A2305974



\$915,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Basement refrigerator

Beautifully renovated bungalow walking distance from chinook mall and the other amenities of Macleod trail. Located on a large lot. For builders or investors, PROPERTY NEXT DOOR IS ON A LARGE LOT AND IS ALSO FOR SALE. Totally taken down to the studs this inner city home has style and function. A kitchen with stunning island as a center piece featuring quartz counter tops, and a large pantry. Completing the main level is the the primary bedroom with walk in closet, a secondary bedroom and bathroom . Downstairs you'll find a mini kitchen or wet bar area, a large rec room with 2 additional bedrooms (one currently used as an office) and a full bath. The home also features on demand hot water and air conditioning! Outside there is a large garage and driveway, with a fenced back yard. Roof done 2024. Floor plans available in supplements. Showings to commence Friday.