



**34 Malibou Road SW**  
**Calgary, Alberta**

**MLS # A2305974**



**\$890,000**

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

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

**Inclusions:** Basement refrigerator and microwave

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.