



**121 Margate Close NE
Calgary, Alberta**

MLS # A2306214

\$628,888



Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Oversized, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

EXCELLENT, INVESTMENT OR STARTER HOME IN MARLBOROUGH, ONE OF CALGARY MOST SOUGHT AFTER COMMUNITIES. THIS 1,062 SQ. FT. BUNGALOW FEATURES 3 BEDROOMS UP, KITCHEN, DINING ROOM, LIVING ROOM WITH FIREPLACE AND 1.5 BATH. BASEMENT HAS ILLEGAL SUITE, KITCHEN, DINING AREA, LIVING ROOM, 2 BEDROOMS + DEN AND 1 FULL BATH. HOME IS SITUATED ON A CORNER LOT WITH OVERSIZED SINGLE GARAGE PLUS CONCRETE PAD THAT CAN PARK UP TO 4 CARS. GREAT LOCATION CLOSE TO LRT. THIS ONE IS PRICED TO SELL.