GRASSROOTS REALTY GROUP

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# 1607 Marlyn Way NE
# Calgary, Alberta

## MLS # A2307257

## $629,900

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|---|---|---|---|
| **Division:** | Marlborough | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 980 sq.ft. | **Age:** | 1972 (54 yrs old) |
| **Beds:** | 6 | **Baths:** | 2 |
| **Garage:** | Single Garage Detached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Back Lane, Interior Lot, Low Maintenance Landscape, Other, Private, Rectang | | |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Laminate, Other, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage | | |

**Inclusions:** N/A

Designed for both lifestyle and income potential, this fully renovated home features a rare 3 bedroom illegal suite, an exceptional opportunity for investors or those seeking flexible, multi-generational living. The main level has been thoughtfully redesigned into a bright, open-concept space that feels both elevated and functional. Expansive windows fill the home with natural light, while the seamless flow between the living, dining, and kitchen areas creates an effortless everyday living experience. The kitchen is beautifully finished with modern cabinetry, quality surfaces, and a striking oversized island—both a focal point and a feature that adds strong appeal for homeowners and tenants alike. Upstairs, you’ll find 3 well-appointed bedrooms and a fully updated 4-piece bathroom, offering comfortable and stylish living. The true standout is the fully developed lower level, featuring a rare 3 bedroom illegal suite complete with its own kitchen, separate laundry, full bathroom, and spacious living area. This configuration is incredibly hard to find and offers excellent income potential with strong separation and independence between levels. With 6 total bedrooms, 2 full bathrooms, and over 1,800 sq ft of developed living space, this home is ideally suited for those looking to maximize both lifestyle and investment value. Additional highlights include an oversized single detached garage, a generous lot, and a quiet street setting within an established, amenity-rich community—just minutes to schools, transit, shopping, and major routes. Book your showing today before its gone!

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