



**447 Malvern Close NE
Calgary, Alberta**

MLS # A2310514



\$549,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	989 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: There are Refrigerator (2), Stoves (2), Washer (2), Dryers (2), Dishwashers (2), Microwave Hood Fan (1), Hoodfan (1), Window Covers and Garage Remote (1)

Welcome to this well cared for home featuring a LEGAL BASEMENT SUITE with a separate rear entrance. The main floor offers beautiful vinyl plank flooring throughout, a bright and inviting living room with plenty of natural light, and a beautifully updated kitchen complete with modern countertops, updated cabinets, tile backsplash, stainless steel appliances, and a new microwave hood fan. Upstairs you'll find 3 bedrooms, a full bathroom, private laundry, and nice window coverings throughout. The lower level is equally impressive, offering large basement windows that bring in great natural light, a spacious living room, full kitchen, 2 bedrooms, a full bathroom, and its own laundry area. Outside, enjoy a well sized south backyard with a raised patio, perfect for relaxing or entertaining. A double car garage adds excellent parking and storage. Conveniently located close to schools, shopping, parks, and everyday amenities, this property is a fantastic opportunity for homeowners or investors alike.