



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Mardale Crescent NE
Calgary, Alberta

MLS # A2319615



\$510,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, In Garage E		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas, None	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters, Natural Woodwork		

Inclusions: None

Charming 3-bedroom bungalow with 2.5 baths in a prime location. This updated home features a fully developed basement with a spacious rec room, a cozy wood-burning fireplace, wet bar, bedroom, and 3 pc bath. The property boasts numerous upgrades including cabinets, countertops, flooring, and doors. Enjoy the convenience of a central vacuum system with attachments included. A double insulated detached garage with its own furnace offers ample storage space. Relax in the peaceful west-facing backyard with a concrete patio, perfect for outdoor entertainment. This tastefully renovated home is must-see. Call today to View!