



**660 Malvern Drive NE  
Calgary, Alberta**

**MLS # A2320497**



**\$585,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Interior Lot, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** Basement : Fridge , Electric Stove .

OPEN HOUSE JUNE 13TH. : 12 (N00N) to 3:00P.M. \*\*\*\* TWO BEDROOM ILLEGAL BASEMENT SUITE with SEPARATE REAR ENTRY\*\*\*\*OVERSIZE 26 X 24 INSULATED DOUBLE DETACHED GARAGE with PAVED REAR LANE ACCESS and parking area beside garage\*\*\*\* Beautiful STONE Front exterior for Great curb appeal\*\*\*Updated MAPLE Kitchen cabinets Accented with STAINLESS STEEL APPLIANCES, \*\*\* open concept with view to dining and livingroom. \*\*\* Entire main floor is hardwood flooring . Master bedroom with En-suite bathroom,\*\*\* Main FULL 4 PCE bathroom with TILE Flooring . \*\*\*\*TWO Bedroom plus Den Illegal Basement Suite with PRIVATE SEPARATE rear entry door ,Kitchen with updated OAK Cabinets,TILE Flooring ,UPDATED FULL 4Pce. Bathroom with TILE Flooring (Very Nice) , BIG Living room with Large Window and Decorative Stone Accents . SEPARATE Large shared Laundry Room for MAIN Floor and Basement ( Very good Floor Plan).Updated Furnace and Hot Water Tank. Private fenced backyard,with BIG poured concrete PATIO between house & Garage . Poured concrete south front Patio( Very Nice).