



GRASSROOTS
REALTY GROUP

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707 Malvern Drive NE
Calgary, Alberta

MLS # A2320689



\$559,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	965 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: New garage door uninstalled

Nothing to do but move in! Fresh renovations upstairs completed in the last month. New flooring, Paint, Kitchen, Quartz Counters! New renovations in main floor bath include, brand new vanity, taps and full shower system. Large spacious living room with custom TV access wall and electric fireplace. The front room has a nice picture window shielded by a large beautiful tree in the front that lets in light and gives a little privacy in the front room. The exterior of this home has been all redone with new paint and recent aluminum windows. Recent high efficiency furnace and hot water heater. This home has two laundry areas, one in the basement and one upstairs in the main bath. This home has a SEPARATE UPSTAIRS ENTRANCE that can be locked off for the basement. RECENT LOW MAINTENANCE DECKING MATERIAL and powder coated railings will require no painting. LARGE PARKING PAD in the rear for possible RV parking. The garage is INSULATED WITH ITS OWN ELECTRICAL PANEL. Book your showing today!