



GRASSROOTS
REALTY GROUP

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6607 Malvern Road NE
Calgary, Alberta

MLS # A2320845



\$549,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	983 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Oversized, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Gazebo, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

OPEN HOUSE Sat 2:30PM-5PM *** Welcome to this spacious 5-bedroom bungalow tucked away on a quiet road with quick, convenient access to Memorial Drive, making your commute downtown a breeze. Ideally located close to shopping, parks, playgrounds, walking paths, and nearby CBE and CCSD K-9 schools, this home offers excellent value for families, roommates, or anyone needing extra space. The bright main floor features a welcoming front living room with a large picture window and a fresh coat of paint, creating a clean and inviting space to relax. The renovated kitchen offers stainless steel appliances, granite countertops, and an adjoining eating nook. The primary bedroom is positioned at the front of the home and filled with natural light, while two additional bedrooms and a 3-piece bathroom complete the main level. Downstairs, the finished basement provides even more functional living space with an oversized bedroom ideal for a teenager, guest, or roommate, plus an office or 5th bedroom, a generous rec room, and a second 3-piece bathroom. Enjoy the sunny south-facing backyard with an oversized 23' x 25' garage featuring a newer door, plus ample RV parking on a concrete pad. Notable updates include vinyl windows and shingles in 2017, garage door in 2020, and furnace in 2014. A fantastic opportunity in a well-connected location with room for the whole household!