



GRASSROOTS
REALTY GROUP

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937 Marcombe Drive NE
Calgary, Alberta

MLS # A2323060



\$424,900

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	785 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	None, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

FULLY RENOVATED! This beautifully updated home is located in an established and well-connected community, close to schools, parks, shopping, public transit, and major roadways. The main level features a bright open-concept layout with a spacious living room, dining area, and updated kitchen showcasing modern finishes. Recent improvements include new flooring, fresh paint, updated interior doors, and renovated finishes throughout. This level also offers well-proportioned bedrooms, a renovated full bathroom, and a separate laundry area. The lower level features an illegal basement suite with a separate entrance, providing additional living space and flexibility. The basement includes a bedroom, full bathroom, kitchen, and its own laundry facilities. Outside, enjoy a generous backyard with rear lane access, offering potential for future garage development or other improvements, subject to municipal approvals and permits. Whether you're a first-time home buyer, investor, or looking for a property with additional living space, this move-in-ready home presents an excellent opportunity in a mature community.