



704 Malvern Drive NE
Calgary, Alberta

MLS # A2323830



\$649,000

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|------------------|--|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,123 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Light | | |

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

Inclusions: N/A

Welcome to your beautifully renovated dream home in the heart of Marlborough Park. This stunning bungalow commands excellent curb appeal on an expansive corner lot, showcasing a pristine exterior complete with brand-new sod and a newly constructed detached double garage. Every inch of this property has been modernised with high-end finishes, ensuring a completely turn key experience for its next owners. Step inside to discover 5 bedrooms and 3 bathrooms, a bright and open floor plan flooded with natural light through brand new, energy efficient windows. Gorgeous new flooring flows seamlessly throughout the main living areas, leading you into a chef-inspired kitchen fully equipped with sleek, brand-new stainless steel appliances. The thoughtful layout includes a separate entrance to the basement, offering an exceptional opportunity for a private guest retreat. Situated in a highly desirable, family-friendly neighbourhood, this home is just steps away from local schools, parks, public transit, and major shopping hubs.