



1672 Marlyn Way NE
Calgary, Alberta

MLS # A2324575



\$629,999

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: All window coverings

Welcome home to this beautiful, FULLY RENOVATED home designed for modern living with open concept living/dining room featuring NEW LUXURY VINYL FLOORS throughout, a feature wall with designer wall panels, a NEW KITCHEN ISLAND with a luxurious waterfall QUARTZ COUNTER, a NEW STAINLESS STEEL DISHWASHER to match the fridge and stove and freshly painted walls throughout. The upstairs which has a SEPARATE ENTRANCE from the basement showcases 3 UPDATED BEDROOMS with the back bedroom displaying a NEW SLIDING DOOR to the Large west facing NEW DECK ideal for enjoying your morning coffee or entertaining guests. The MAIN WASHROOM has been completely updated with a NEW VANITY and QUARTZ COUNTERS, a NEW TOILET, fashionable LED MIRROR with LIGHTS and a MODERN LIGHT FIXTURE. All the doors and handles have also been updated to complete the contemporary look for this home.! The luxury vinyl flooring has been extended onto the stairs all the way to the basement giving a uniform look to the space. The 2 large sized basement bedrooms feature egress windows with fresh paint, and the bathroom and kitchen have also been updated with a NEW HOOD FAN and QUARTZ COUNTERS making this illegal suite or additional space for extended family a very comfortable one. The FURNACE was updated in 2021, HOT WATER TANK in 2019, ROOF in 2021, NEW GUTTERS put in this year and the exterior of the house was also just freshly painted adding to the curb appeal of this beautiful home. The backyard is fully fenced and has a detached single car garage with space for additional vehicles or an RV. LOCATION is everything, and this home delivers! Enjoy direct access to nearby schools, parks and the ease of walking to all amenities including T&T, Marlborough Mall and the

C-train. Don't miss your chance to call this gorgeous property your next home!