



**GRASSROOTS**  
REALTY GROUP

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323 maddock Crescent NE  
Calgary, Alberta

MLS # A2325371



**\$519,900**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | Marlborough Park                                                             |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | Bi-Level                                                                     |        |                   |
| Size:     | 834 sq.ft.                                                                   | Age:   | 1972 (54 yrs old) |
| Beds:     | 4                                                                            | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                       |        |                   |
| Lot Size: | 0.11 Acre                                                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Gentle Slope |        |                   |

|             |                                   |            |      |
|-------------|-----------------------------------|------------|------|
| Heating:    | Standard, Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate    | Sewer:     | -    |
| Roof:       | Asphalt Shingle, Concrete         | Condo Fee: | -    |
| Basement:   | Full                              | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame          | Zoning:    | R-C1 |
| Foundation: | Poured Concrete                   | Utilities: | -    |
| Features:   | Ceiling Fan(s), No Animal Home    |            |      |
| Inclusions: | None                              |            |      |

Location! Location! Make this awesome property your new home. This is the last house on the block and sides onto a beautiful green area. Out back is a huge and oversized heated double garage with 220 wiring that exits into a paved back alley. RV parking is a possibility on this property. Well cared for bilevel home that boasts a total of 4 bedrooms and 2 bathrooms. The main bathroom was renovated just three years ago. Fully developed on two levels. Windows are modern, new paint in 2020. Roof is 3 years old on house and 1 year on garage. There is a large and newer compost deck outside the sliding door. The furnace has been upgraded and the hot water tank is 3 years old. This is a well maintained home and is move in ready. Situated on a quiet crescent in Marborough Park and close to shopping and schools. Even the community mail box is close by! Call now for a private showing.