



GRASSROOTS
REALTY GROUP

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945 Marcombe Drive NE
Calgary, Alberta

MLS # A2327453



\$390,000

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	740 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: ceiling fans, all furniture can be included

Excellent opportunity for first-time home buyers and investors alike! Situated on a huge pie-shaped lot, this well-maintained bungalow-style half duplex offers exceptional value with a detached double garage, storage shed, and a convenient location on a quiet street just minutes from schools, the LRT station, shopping, parks, and everyday amenities. The main floor features a bright, functional layout with 2 spacious bedrooms, a full 4-piece bathroom, and a kitchen with a large island, perfect for everyday living and entertaining. The home's main entrance is thoughtfully designed with a split foyer, providing separate interior access to both the main floor and basement through individual doors for added privacy. The fully finished basement has been developed as a fully functional illegal suite, complete with 2 rooms, a full kitchen with abundant cabinetry and a refrigerator, a bathroom, its own dedicated laundry, and a separate furnace for added comfort and flexibility. The main floor also has its own private laundry, making this home ideal for extended family, multi-generational living. As an added bonus, all furniture currently in the home is included, making this a truly move-in-ready opportunity. Whether you're looking to live on one level and utilize the basement or expand your investment portfolio, this property offers incredible versatility and value on an oversized lot.