



GRASSROOTS
REALTY GROUP

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933 Marcombe Drive NE
Calgary, Alberta

MLS # A2327804



\$359,900

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	783 sq.ft.	Age:	1973 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: NA

CALLING ALL INVESTORS, HANDY FOLKS, and those with VISION! This half duplex bungalow is a FIXER UPPER...and priced to reflect it! Located in a fantastic spot, just steps from the park, playground, and school (morning drop-off just got a whole lot easier). BACK LANE access too! The main floor offers TWO bedrooms and a layout that's just waiting for your updates. Yes, it needs work...paint, flooring, the home is in need of some love (it has not been damaged)...but GOOD BONES are here! Downstairs you'll find a THIRD bedroom, plus a laundry/mechanical/half bath area. You'll also find a nice sized REC ROOM for game/movie night. Out back, a private, fully fenced yard with a beautiful mature shade tree, storage shed, and room for the fire pit nights. This is the one for the buyer who sees potential. Bring your tool belt and your imagination! Come check it out!