



GRASSROOTS
REALTY GROUP

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352 Malvern Close NE
Calgary, Alberta

MLS # A2330911



\$509,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Investor Alert! An excellent opportunity for investors, renovators, or buyers with renovation experience. This property is being sold as-is, where-is, offering exceptional potential to renovate, update, or add value. Situated on a large lot with ample street parking, the property is conveniently located close to schools and offers quick access to Memorial Drive and 16 Avenue, making daily commuting easy. Enjoy a short drive to downtown Calgary while taking advantage of this property's outstanding potential. Book your private showing with your favorite agent today!