



GRASSROOTS
REALTY GROUP

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6607 Malvern Road NE
Calgary, Alberta

MLS # A2335669



\$539,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	983 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this incredible opportunity for first-time home buyers, growing families, or savvy investors! This well-maintained 983 SQ.FT. bungalow offers an unbeatable combination of comfort, functionality, and income potential. The bright and inviting main floor features 3 spacious bedrooms, 1 full bathroom, and a warm, welcoming layout filled with natural light. The fully developed basement with 2 additional bedrooms, 1 full bathroom, and a separate entrance, making it ideal for extended family, guests. Step outside to enjoy the generous backyard, perfect for summer BBQs, family gatherings, gardening, or giving kids and pets plenty of room to play. The double detached garage provides secure parking, extra storage, and additional workspace for all your needs. Located in a highly desirable, family-friendly neighborhood, you'll love being just minutes from schools, parks, playgrounds, shopping, public transit, and everyday amenities. Whether you're looking for your first home, a place to accommodate a growing family, or a smart investment with exceptional value, this property checks all the boxes. Homes offering this much space, versatility, and potential at this price point are hard to find! Don't miss your chance to own this fantastic property—book your private showing today before it's gone! CALL YOUR FAVORITE REALTOR® TODAY TO BOOK YOUR PRIVATE SHOWING BEFORE THIS AMAZING HOME IS GONE!