



GRASSROOTS
REALTY GROUP

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6736 Malvern Road NE
Calgary, Alberta

MLS # A2337795

\$550,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher AS-IS

Welcome to 6736 Malvern Road NE, a well-located bungalow in the established community of Marlborough Park. Situated on a generous lot along a quiet residential street, this 3-bedroom home offers a functional layout, mature surroundings and plenty of opportunity to make it your own. The main floor features a bright living room, dining area and kitchen with abundant cabinetry and storage, along with three bedrooms and a full bathroom. Downstairs, the developed basement provides additional living space with a large recreation/family room, den, 2 more bedrooms, a second kitchen and plenty of storage. Outside, enjoy a spacious fenced yard with mature landscaping, patio space and room to relax, garden or entertain. A rear parking pad and additional parking add everyday convenience. Located close to schools, parks, shopping, transit and major roadways, this property offers excellent accessibility throughout the city. A great opportunity for first-time buyers, renovators, investors or anyone looking to add their own style and value to an established Calgary home.