



**GRASSROOTS**  
REALTY GROUP

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512 Malvern Drive NE  
Calgary, Alberta

MLS # A2343216



**\$599,000**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                               |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Bungalow                                       |               |                   |
| <b>Size:</b>     | 1,124 sq.ft.                                   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Triple Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot                                |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island                 |                   |      |

**Inclusions:** NA

This fantastic investment opportunity offers a 3-bedroom, 1.5-bath main floor plus a 2-bedroom suite in the basement. The main level features durable laminate flooring throughout and a bright, functional kitchen complete with granite countertops and stainless steel appliances. Downstairs, the suite offers newer cabinets, stylish quartz countertops, and shared common laundry. With exceptional parking, including a triple car garage and additional parking pad, this property offers flexibility and excellent income potential. Whether you're looking to invest, generate rental income, or own a home with added revenue potential, this one checks the boxes! Don't miss out—book your showing today!