



GRASSROOTS
REALTY GROUP

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43 Maranda Close NE
Calgary, Alberta

MLS # A2345717

\$530,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: SHED

WELCOME TO THIS BEAUTIFULLY UPDATED AND WELL-LOCATED HOME IN THE HEART OF MARLBOROUGH! Situated on a quiet close in a highly convenient location, this spacious and well-maintained home offers incredible value for families, first-time buyers, and investors alike. Featuring 3 GOOD-SIZED BEDROOMS UPSTAIRS, this bright and inviting home showcases stylish LUXURY VINYL PLANK (LVP) FLOORING, creating a clean, modern, and durable living space throughout. The main floor offers a functional layout with a bright living area, spacious BRAND NEW kitchen, and comfortable dining space perfect for everyday living and entertaining. Large windows bring in plenty of natural light, giving the home a warm and welcoming feel. The BASEMENT FEATURES AN illegal suite, LIVING AREA with 2 BEDROOMS, BRAND-NEW KITCHEN AND A SEPARATE SIDE ENTRANCE — offering excellent flexibility for extended family, guests, home office use, or potential rental income opportunities (subject to city approval and compliance). Outside, enjoy the convenience of a great-sized yard with ample space for outdoor enjoyment, gardening, or future possibilities. LOCATION IS EVERYTHING — and this home delivers! Conveniently located just minutes from Marlborough Mall, schools, parks, public transit, restaurants, shopping, and major roadways, making daily commuting and errands incredibly easy. Whether you are looking for a comfortable family home or an investment opportunity in a mature and established Northeast Calgary community, this property checks all the boxes. DON’T MISS THIS OPPORTUNITY TO OWN A WELL-PRICED HOME IN A PRIME LOCATION! BOOK YOUR PRIVATE SHOWING TODAY!

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