



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Marwood Circle NE
Calgary, Alberta

MLS # A2348361

\$475,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C 1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Central Vacuum & attachments, Alarm system components as is -was functioning Oct 2026 but will be deactivated.

Open House Sat. Oct 17, 2-4 p.m. Great home! A lovely well-maintained home with 3 +1 bedrooms, 2 full baths (main level-walk in shower). All new main level triple pane windows in 2020 provide comfortable living spaces including a southern bay window with solar film in the living room that spills in natural light all day, and an expanded new window in the custom oak kitchen. Note the extra kitchen counter space/storage with pull out pantry cupboards. Keep heating costs down and spirits up in front of a cozy main level wood burning fireplace with glass doors and heat vents. The basement is finished with a large 'rec room (insulated walls-ceiling needs to be finished), bedroom, workshop/hobby room, 3-piece bath, and laundry area with new washer and dryer in 2024. Expansive 'x 16' single garage plus carport off paved lane - note the city light above the garage. Peaceful, private outdoor space with a covered deck, trees, grass area and large vegetable garden. Ideally located in the middle of a quiet tree lined street in a great family community. A short stroll to multiple parks & playgrounds and 3 levels of schools. 10 min. walk to shopping, 15 min. walk to the LRT, and easy access to transit and major commuting routes. Truly a great home in a fantastic location! Click 3D for interactive floorplan