



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1115 Marcombe Crescent NE
Calgary, Alberta

MLS # A2349965



\$659,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	3
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: Basement: Dishwasher, Hood Fan, Refrigerator, Microwave, TV and all furniture (dining set, sofa set, beds, night tables, night lamp, white entertainment cabinet)

A good-sized bungalow with a LEGAL SUITE situated in Marlborough, a well-known area close to schools, shopping centres, and various facilities. The house has been improved using high-quality materials such as acrylic stucco, Brazilian cherry hardwood on the main level, top-of-the-line quartz countertops, triple-glazed windows on main level, and customized cabinets. On the main floor, there are a large living room with a gas fireplace, a dining area featuring white customized cabinets, and an open-plan kitchen with a central island. In addition, there are a master bedroom with a three-piece en-suite with a skylight, two more bedrooms, and another full bathroom. Border paint and pot lights on the ceilings make the house more attractive. The basement contains a LEGAL SUITE with two bedrooms, a full kitchen, a dining area, and a full bathroom. The laundry and utility room are located outside the basement legal suite. The owner has run an Airbnb in the basement and brought in a good amount of income. The furniture will be left to the new owners. Outside, there is a large concrete patio and a lawn with apple trees. An oversized single garage with new shingles is at rear plus parking spots in front of the house. Air Central is another added feature. Easy access to 16 Ave/Highway 1 and Deerfoot/Highway 2. This is a chance to buy a house that could produce income by operating an Airbnb or by renting out the basement. Please come and see it and make it your own home.