



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19 Mardale Crescent NE
Calgary, Alberta

MLS # A2351096



\$599,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: NONE

Welcome to this beautifully renovated bungalow with 3 bedrooms on main floor with 1.5 washroom, 2 bedrooms in illegal suite, double detached garage in the heart of Marlborough! Renovated from top to bottom, this move-in-ready home features quartz countertops, stainless steel appliances, stylish vinyl flooring, upgraded lighting, new doors, modern black handles, and a beautiful feature wall in the primary bedroom. As you enter, you are welcomed by a bright and inviting open-concept main floor. The spacious living room flows seamlessly into the dining area, creating a comfortable space for everyday living and entertaining. The stunning modern kitchen features sleek two-tone cabinetry, quartz countertops, and stainless steel appliances. Down the hall, you will find three good-sized bedrooms, including a primary bedroom with a stylish feature wall and private 2-piece ensuite, along with a full 4-piece bathroom. The fully developed basement illegal suite with separate exterior entry offers excellent flexibility for extended family or kids. It features a spacious kitchen, a massive recreation room, two bedrooms with egress windows, a full 4-piece bathroom and a separate laundry area. Outside, enjoy the expansive backyard with plenty of space for gardening, relaxing and summer gatherings. The double detached garage provides secure parking and additional storage, with extra parking beside the garage for additional vehicles, a trailer, or recreational toys. This move-in-ready home also features new windows, a high-efficiency furnace, a newer hot water tank and central air conditioning. A fantastic opportunity to own a stylish and versatile home in the established community of Marlborough!