

**84 Maranda Close NE  
Calgary, Alberta**

**MLS # A2244783**



# \$568,865

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Treed		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement Freezer and Fridge

84 Maranda Close NE | Bright L-Shaped Living and Dining Room | Newer Kitchen Cabinets With Granite Counters & Stainless Steel Appliances | New (2025) Flooring was just added in the Bedrooms and Hallway | Newer Main Floor Bathroom | Lower Level is Developed with Ample Storage and Fireplace | Extensive Decking and Paving Stones make the Back Yard ideal for Entertaining | Double Detached Garage with Large Fenced In RV Parking | South Facing Home with Large Windows | Conveniently Located In The Family-Friendly Neighborhood Of Marlborough | Highly Walkable Location To Schools, Shopping, Transit, LRT Station & Parks | Easy Access To Memorial Drive & Trans Canada Hwy & Stoney Trail.