

34 Marbank Place NE
Calgary, Alberta

MLS # A2278204



\$425,000

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,082 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Veneer, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, See Remarks		

Inclusions: Basement: Electric Stove, Refrigerator, Range Hood, Shed in Back Yard

Welcome to Marlborough! This wonderful semi-detached property offers the perfect opportunity for your new home. As you enter beautiful laminate floors span the living room with large windows allowing for a ton of natural light to flood the home. The kitchen is well equipped with a lot of cabinetry, counter space and is just adjacent to your dining area making it the perfect place to entertain or for quiet nights at home with the family. The primary bedroom is a great size and along with 2 other large bedrooms and your full bathroom finish off the upper level. The lower level features an illegal suite with large kitchen, entertainment room/bedroom a full bathroom and half bathroom. The massive east facing backyard is a perfect play space for the kids and the deck for weekend cookouts. The oversized double garage is a great addition for those cold Calgary winters. Marlborough is a great place to live with good schools, shopping, and ease of access as it is a very centrally located community. Do not miss out on this opportunity to own a great home in one of Calgary's most sought after central locations.