



19 Malvern Place NE
Calgary, Alberta

MLS # A2280033



\$649,900

Division: Marlborough Park

Type: Residential/House

Style: Bungalow

Size: 1,122 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 5 **Baths:** 2 full / 1 half

Garage: Double Garage Detached, Insulated

Lot Size: 0.16 Acre

Lot Feat: Cul-De-Sac, Sloped

Heating: Forced Air

Water: -

Floors: Ceramic Tile, Laminate, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Concrete, Manufactured Floor Joist, Stucco, Wood Frame

Zoning: R-CG

Foundation: None

Utilities: -

Features: Chandelier, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows

Inclusions: N/A

Pride of ownership is evident in this immaculate, beautifully maintained home located on a quiet cul-de-sac at 9 Malvern Place NE, Calgary. With over \$50,000 spent on renovations, updates include a newer kitchen, New flooring, stone finishes, and appliances. The main level offers three bedrooms, including a spacious primary with a 2-piece ensuite, two bright secondary bedrooms, and a fully renovated 4-piece bathroom. The fully developed basement with a separate entrance features two bedrooms, a large family room, a kitchen, a full bathroom (illegal suite), and a dry bar. Situated on an extra-large pie-shaped lot, the property boasts a massive backyard, a dog run, and a fully finished heated double detached garage, RV parking. Wide paved back lane. All conveniently located close to schools, playgrounds, shopping, and public transit; this is truly a must-see home.