

**4740 Memorial Drive NE**  
**Calgary, Alberta**

**MLS # A2167051**



**\$480,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** None

This spacious 3 Level Split comes with 3 bedrooms, 1.5 baths and sits on a huge lot with an oversized double detached garage. The main level consists of a spacious kitchen adjoining a separate dining area plus a large living room with hardwood floors and massive windows that bring in tons of natural sunlight. The upper level offers a good sized master bedroom with a 2pc ensuite plus two additional bedrooms and a 4pc bath. The lower level is finished with an oversized family room, separate laundry area and plenty of storage. Outside you will find a fully fenced/landscaped yard with an oversized double detached garage and back lane. Located close to schools, parks, City transit, shopping and easy access to main roadways. With a little TLC/Renovations this home would show wonderful.