

211 Marlyn Place NE
Calgary, Alberta

MLS # A2169958



\$475,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	815 sq.ft.	Age:	1972 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Laminate Counters		

Inclusions: na

PRICED TO SELL, LOCATION, LOCATION, LOCATION! Welcome to a well-maintained Bi-level home in a big lot, amazing value! features over 1,500 sq ft of development, perfect starter home or investment property, located in a cul-de-sac. This home has a lot to offers, main floor has two large bedrooms, upgraded 4pc baths, plenty of open space and stainless-steel Kitchen appliances, cappuccino cabinets, sliding glass door to deck, newer flooring, washer, dryer and newer Roof. The lower floor has a large bedroom, 4pc bath, very large Rec room. The Backyard is Massive with plenty of room for a big family gathering and a huge garage, located near schools, playgrounds, restaurants, and shopping at the TransCanada Centre, easy get away via Highway 1, Deerfoot Trail (QE II), and Stoney Trail. Don't miss out, it will not last long in the market!!