

4851 Mardale Road NE  
Calgary, Alberta

MLS # A2174379



**\$589,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Calling All Big Families! This fantastic home offers 5 bedrooms and 2.5 bathrooms, plus an illegal suite. The main floor features a spacious kitchen, inviting living room, and formal dining area. Laundry is rough-in on the main floor with current setup in the basement. Enjoy the privacy of a large, fenced backyard with no neighbors behind, as it backs onto a school field. Additional perks include a single-car garage and a parking pad perfect for RV parking! Conveniently located near TransCanada Mall and within walking distance to schools, a church, and shopping.