

635 Marian Crescent NE
Calgary, Alberta

MLS # A2176086



\$569,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1969 (55 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: fridge in garage, pool table and rack with cues

Sitting on a quiet street tucked away in the community of Marlborough is this well kept bungalow that sits on an oversized with a slight pie shape/wider at the back lot. This home is almost 1200 sq.ft above grade, has a private entrance to the developed basement and has a huge garage on a great street making this an ideal home or investment property. Over the years this home has had some quality upgrades to the windows, patio door, deck, furnace, hot water tank, hardwood and flooring. Upstairs you will find 3 bedrooms (one of which has sliding patio doors that lead off to the oversized raised deck, a 4 piece bathroom, a kitchen that looks out onto the west facing backyard, and a dining room that wraps around into the living room that has a fireplace. There is a door in the kitchen that opens up to the side entrance where you will find a large patio area that also leads to the detached garage. The basement has a large family room that stretches the width of the house. On one side is a fireplace, tv area and the other side has a pool table and entertainment area. You will also find the laundry room, a 3 piece bathroom and an illegal bedroom (the window is small). The oversized garage is heated, insulated and has 220volt. This well kept family home is well worth scheduling a showing for.