

1416 Mardale Drive NE
Calgary, Alberta

MLS # A2184026



\$549,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,073 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Perfectly located just steps from schools, parks, amenities, and transit, this property is an exceptional opportunity for families and investors. With a finished walk-up basement featuring an illegal suite, this property offers incredible potential and versatility. The renovated upper level features a bright and spacious front living room, highlighted by a large picture window that floods the space with natural light. Adjacent to it, the dining room opens onto the rear deck through patio doors, offering a seamless connection to the expansive backyard. The kitchen is equipped with sleek stainless steel appliances, combining style and functionality. Completing the upper level are two generously sized bedrooms and a well-appointed four-piece bathroom. The illegally suited basement includes a comfortable living room, a second kitchen, a bathroom, and two spacious bedrooms, all accessible through a separate walk-up rear entrance. Large windows further enhance the space, making it bright and welcoming. For added convenience, the property features a double detached garage and a shed. This exceptional move-in-ready home is situated in a prime location within an amenity-rich community.