

1323 marlyn Way NE
Calgary, Alberta

MLS # A2184285



\$489,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	932 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

welcome to this beautiful bi level located in a very quite side of Marlborough but so close to every thing which makes it so unique by nature. Main floor offers huge living room, beautiful newer and modern kitchen which is the heart of this house plus very huge master bedroom and very good size second bedroom as well as full washroom. The illegal Basement offers two bedrooms with full kitchen and another full bath. The double big garage is a plus .