

9 Marwood Circle NE
Calgary, Alberta

MLS # A2165342



\$474,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	835 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: Freezer in mudroom, Refrigerator in Garage , Basement Oven, Basement fridge(s)

Step into this delightful 4-bedroom bungalow that presents an exceptional opportunity for both homeowners and savvy investors. As you enter the main floor, you'll be greeted by a bright and open layout that creates a warm and inviting atmosphere. This level features two bedrooms, each providing ample space and natural light, along with a well-appointed bathroom, making it perfect for comfortable family living. At the rear entrance, you'll find a dedicated mudroom that is not only practical but also ideal for a main-floor laundry setup, with plumbing already in place for your convenience. Recent upgrades further enhance the appeal of this home, including a new furnace installed in 2022 and air conditioning added in 2023, ensuring that you remain comfortable no matter the season. Step outside to discover a large, private west-facing backyard, drenched in sunshine, offering a perfect backdrop for your gardening aspirations, outdoor gatherings, or simply enjoying quiet moments in nature. This expansive outdoor space invites you to create your own personal oasis. Additionally, the property boasts a spacious detached garage, providing ample parking and storage options—an invaluable feature for any homeowner. The illegal basement suite with its own separate entrance adds an exciting layer of versatility to this property. This level includes two additional bedrooms, a 3-piece bathroom, kitchen and a dedicated laundry area offering a self-contained living space. The expansive living and dining room further enhances the comfort and functionality of this space. Nestled in a prime location, this home is just steps away from beautiful parks, diverse shopping options, and within walking distance to schools, making it an ideal setting for families. This property not only offers tremendous value but also presents a unique opportunity for you to customize it to reflect your

personal taste and style. Don't let this gem slip away—schedule your viewing today!