

4740 Memorial Drive NE
Calgary, Alberta

MLS # A2167051



\$480,000

Division:	Marlborough		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,160 sq.ft.	Age:	1968 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: None

This spacious 3 Level Split comes with 3 bedrooms, 1.5 baths and sits on a huge lot with an oversized double detached garage. The main level consists of a spacious kitchen adjoining a separate dining area plus a large living room with hardwood floors and massive windows that bring in tons of natural sunlight. The upper level offers a good sized master bedroom with a 2pc ensuite plus two additional bedrooms and a 4pc bath. The lower level is finished with an oversized family room, separate laundry area and plenty of storage. Outside you will find a fully fenced/landscaped yard with an oversized double detached garage and back lane. Located close to schools, parks, City transit, shopping and easy access to main roadways. With a little TLC/Renovations this home would show wonderful.