

6016 Memorial Drive NE
Calgary, Alberta

MLS # A2195134



\$549,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Calling Investor/Renovator. Great house but need some work. Welcome to 6016 Memorial Drive NE, a detached home in Marlborough Park community. This house boasts 5 bedroom and 2+1 bathrooms, with the master bedroom and ensuite bathroom on the main floor. All the bedrooms are of good sized and have closets. Kitchen is connecting with the dining area, with ample cabinetry and spacious enough for meal preparing. The living room can fit a family size sofa and TVs, suitable for cozy nights with your family or guests gathering. Living room has a big windows viewing to the green space bringing lots of natural light when entering the house. The basement adds another 2 bedrooms, rec room, laundry and more storage area for your family's convenience. Stepping outside is a private patio and a garden suitable for outdoor activities. This house comes with a double garage and a gazebo, another perfect spot for viewing sunset or enjoying morning coffee. This house is ready for the next owner, come and check it out.