

1076 Marcombe Crescent NE  
Calgary, Alberta

MLS # A2208912



**\$559,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,035 sq.ft.           | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Mid Efficiency, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance              |                   |      |

**Inclusions:** n/a

GREAT location with local traffic only! Super easy access to major routes like Hwy 1, Stoney Trail and Memorial Drive make commuting a breeze. Schools and lots of shopping are within minutes for your convenience. Upgrades include most windows, rear door and flooring as well as overall general maintenance. The upstairs has been opened up from the kitchen to the living room to enjoy those family gatherings. From the separate rear entrance head on down to the generous size family room on the lower level. There are 2 rooms used as bedrooms neither has proper egress. A full bathroom completes the nicely developed basement. Outside there is a double garage in back and a nice south facing deck to enjoy those warm summer evenings! This fine home is in turnkey condition and awaits new owners to enjoy for many years to come!