

56 Marcombe Place NE
Calgary, Alberta

MLS # A2167338



\$530,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Street Lighting, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Crown Molding, Granite Counters, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	2nd dishwasher, 2nd fridge, 2nd stove		

OPEN HOUSE SATURDAY SEPT 21 AND SUNDAY SEPT 22 FROM 1:00-3:00 EACH DAY. Welcome to this bungalow on a quiet cul de sac with 3 bedrooms, full bath plus a 2 pc ensuite on the main floor and 2 more bedrooms and a full bath in the illegal suite downstairs. There is a shared laundry in the common area in the basement and a separate entrance from the illegal suite. The main floor has been renovated, with new lighting, an open concept living area, new flooring throughout the main level and the primary bedroom is large enough to hold a king sized bed. The 2 pc ensuite is uncommon in a house of this era. The kitchen is open with a large window overlooking the backyard and plenty of cupboards, along with a pantry. You'll love the large concrete patio and the pergola for outdoor entertaining. The yard is large and fenced and there is room to park 4 vehicles off the back lane.