

**515 Malvern Drive NE**  
**Calgary, Alberta**

**MLS # A2253066**



**\$610,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Security Cameras

5 Beds | 2.5 Baths | Detached Garage | Separate Entrance | Renovated | Welcome to this beautifully updated 5-bedroom, 2.5-bath home where comfort and style come together. Step inside to an open-concept main floor filled with natural light from large windows, flowing seamlessly from the living room into the dining area and kitchen. The kitchen shines with stainless steel appliances, a functional island, and modern finishes perfect for everyday living. The basement features a separate entrance and new windows, offering flexibility. Recent upgrades include new siding and a new roof, ensuring peace of mind for years to come. Outside, enjoy a detached garage, an additional parking pad, and a backyard with lush green grass, perfect for kids, pets, or summer gatherings. Situated on a quiet street yet close to the main road, this move-in ready home keeps you only moments from shopping, transit, schools, and all the amenities you need. Book your private showing today!