

**64 Maranda Close NE**  
**Calgary, Alberta**

**MLS # A2263969**



**\$469,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this solid 1973 bungalow in the established community of Marlborough. With 973 sq. ft. above grade, the home offers a traditional layout featuring 3 bedrooms, 1 full bathroom, a bright front living room, and an updated kitchen with eating area. The lower level is mostly unfinished but includes a newer 4-piece bathroom, providing excellent potential to develop additional living space. Set on a 4,510 sq. ft. lot, the property features both front and back yards as well as an oversized single detached garage with back lane access. Recent updates include the high-efficiency furnace, kitchen, and 4-piece bathroom, while the rest of the interior offers a clean slate for renovation and customization. Ideal for first-time buyers, investors, or those seeking a project, this home is conveniently located near parks, schools, shopping, playgrounds, and transit.