

**67 Margate Place NE**  
**Calgary, Alberta**

**MLS # A2274551**



**\$495,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Garden, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This well-maintained and thoughtfully updated home is ideally located on a quiet cul-de-sac, backing directly onto Ida's Park, offering a rare combination of privacy, green space, and everyday convenience. Situated in a highly accessible community at the corner of the Trans-Canada Highway and 36 Street, this location offers excellent connectivity while maintaining a peaceful, family-friendly setting with minimal traffic. The exterior of the property has seen numerous recent improvements that enhance both curb appeal and functionality. A new shed has been added, along with a large garden ideal for those who enjoy outdoor living. New sod was installed in the summer of 2025, creating a fresh and inviting yard. The deck, garden structure, and base of the shed were re-stained in the summer of 2025 for long-term durability and a refreshed appearance. Approximately 50% of the eavestroughs have been replaced, improving drainage and reducing maintenance. The oversized two-car garage is fully insulated and painted, providing a clean, versatile space for parking, storage, or a workshop. A new garage door opener system adds convenience and reliability. Inside, the home reflects pride of ownership throughout. The main floor features beautiful hardwood flooring, creating a warm and inviting atmosphere across the principal living areas. The kitchen was expanded with a professionally completed extension in 2024, significantly improving layout and functionality, and has been freshly painted for a bright, modern feel. The rest of the home has also been newly painted, making it truly move-in ready. The basement is fully finished with new flooring and trim, offering additional flexible living space suitable for a family room, home office, or guest area. Four basement windows were replaced with new double-pane units in 2022, along with new window wells, improving energy

efficiency and natural light. Additional upgrades include a new washer and dryer installed in 2022, a central vacuum system, and professionally cleaned ventilation systems completed in November 2025 for improved indoor air quality. With its cul-de-sac location, park backing lot, extensive updates, and excellent access to major routes, this home offers outstanding value and a rare opportunity to own a well-cared-for property with nothing left to do but move in and enjoy.