

**34 Marbank Place NE  
Calgary, Alberta****MLS # A2278204****\$425,000****Division:** Marlborough**Type:** Residential/Duplex**Style:** Attached-Side by Side, Bungalow**Size:** 1,082 sq.ft.      **Age:** 1973 (53 yrs old)**Beds:** 3      **Baths:** 2 full / 1 half**Garage:** Double Garage Detached**Lot Size:** 0.12 Acre**Lot Feat:** Back Yard, Pie Shaped Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Veneer, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan, See Remarks		

**Inclusions:** Basement: Electric Stove, Refrigerator, Range Hood, Shed in Back Yard

Welcome to Marlborough! This wonderful semi-detached property offers the perfect opportunity for your new home. As you enter beautiful laminate floors span the living room with large windows allowing for a ton of natural light to flood the home. The kitchen is well equipped with a lot of cabinetry, counter space and is just adjacent to your dining area making it the perfect place to entertain or for quiet nights at home with the family. The primary bedroom is a great size and along with 2 other large bedrooms and your full bathroom finish off the upper level. The lower level features an illegal suite with large kitchen, entertainment room/bedroom a full bathroom and half bathroom. The massive east facing backyard is a perfect play space for the kids and the deck for weekend cookouts. The oversized double garage is a great addition for those cold Calgary winters. Marlborough is a great place to live with good schools, shopping, and ease of access as it is a very centrally located community. Do not miss out on this opportunity to own a great home in one of Calgary's most sought after central locations.