



\$ 358,888.00

## 1036 MARCOMBE CRESCENT NE CALGARY

<https://paulbrinton.com>

Welcome to this wonderful bungalow nestled in the community of Marlborough! This home features over 1600 sq feet of developed space with 4 bedrooms, 2 baths, DOUBLE detached garage, and RV parking!!! Recent upgrades include, NEW ROOF on house & garage (2021), newer vinyl WINDOWS, NEW CEMENT front patio, NEWER...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1161292

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 00:20:16

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 4994 sq ft

**Year built:** 1972

**Parking:** Alley Access, Double Garage Detached, Garage Door Opener, RV Access/Parking

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing, Gas, Living Room

**Exterior Features:** Garden, Private Yard, RV Hookup

**District:** CAL Zone NE

**Inclusions:** N/A

**Lot Features:** Back Lane, Back Yard, Few Trees, Lawn, Garden, Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 4

**Flooring:** Carpet, Laminate, Linoleum

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Wet Bar

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One

**Laundry features:** Laundry Room, Lower Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 384.11

**Photo Count:** 31

**Rooms Above Grade:** 5

**Construction Materials:** Vinyl Siding, Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 15.24M 50`0"

**Appliances:** Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings

**Living Area SF:** 950.00

**Subdivision Name:** Marlborough

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** None Known

