

# \$579,000 - 6643 Malvern Road Ne, Calgary

MLS® #A2207375

**\$579,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

Check out this freshly updated 1,400+ sq ft bungalow—it's bigger than most in Marlborough Park and packed with space and flexibility! The main floor has 3 bedrooms, a bright living room and a cozy family room, plus a full bathroom. The primary bedroom comes with its own 2-piece ensuite.

Downstairs, there's a great setup for extended family or guests with a 4th bedroom, a 'bonus room', full bath, big family room, a kitchenette, and a huge storage space. Whether you need a spot for the in-laws, a teen retreat, or just extra space to spread out—it's all here.

The main floor has been given a fresh look with new paint and flooring, so you can move right in without the hassle. Out back, you've got a sunny south-facing yard on a 5,000 sq ft lot, with tons of room to build a brand new garage if you want.

Awesome location in Marlborough Park, close to schools, parks, shopping, and more. Quick possession is available—don't miss this one!

Built in 1975

## Essential Information

MLS® # A2207375

Price \$579,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,411       |
| Acres          | 0.11        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6643 Malvern Road Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A5C3               |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | None, On Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Storage   |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit, Storage    |
| Lot Description   | Back Lane, Back Yard |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 17               |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Fair Realty |
|----------------|-------------|

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