

# \$570,000 - 1568 Mardale Way Ne, Calgary

MLS® #A2197844

**\$570,000**

4 Bedroom, 2.00 Bathroom, 1,117 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

**HUGE SOUTH BACKYARD | 4 BEDROOMS + A DEN | FINISHED BASEMENT | 2 FIREPLACES | SEPARATE ENTRANCE | WALKING DISTANCE TO SCHOOLS, TRANSIT AND AMENITIES!** Perfectly situated on a large pie-shaped lot sits this spacious 4 bedroom + a den, fully finished bungalow! This ideal location is within walking distance to every amenity as well as schools, parks and playgrounds. Then come home to a quiet sanctuary. Relaxation is invited in the living room in front of the gas fireplace with clear sightlines into the dining room, perfect for entertaining. Prepping, mealtimes and hosting seem effortless in the well laid out, eat-in kitchen with a plethora of white cabinets and a window above the sink streaming in endless sunshine. All 3 bedrooms on this level are spacious and bright with easy access to the 4-piece main bathroom. Gather in the massive rec room in the finished basement for movies and games nights while the second fireplace ensures a cozy atmosphere. A large den provides an enclosed space for an office, hobby area or a playroom. Also on this level is a 4th bedroom for guests and another full bathroom. Separate entrance for any future suite plans (subject to City approval). Being on a pie-shaped lot allows for a ginormous backyard with sunny south exposure encouraging casual barbeques and time spent unwinding on the deck while kids and pets play in the fully fenced, privately treed yard. An oversized double detached garage



conveniently leads to a paved back lane. Phenomenally located within this amenity-rich community boasting schools, transit, several shopping destinations and a wide range of dining options. The community is also home to a very active community centre with loads of events and programs for the whole family. Truly an outstanding location for this wonderful home!

Built in 1973

### **Essential Information**

MLS® #	A2197844
Price	\$570,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,117
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1568 Mardale Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4G7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	See Remarks, Soaking Tub, Storage, Low Flow Plumbing Fixtures
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	42
Zoning	R-CG

## Listing Details

Listing Office	LPT Realty
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