# \$550,000 - 352 Malvern Close Ne, Calgary

MLS® #A2256394

#### \$550,000

4 Bedroom, 2.00 Bathroom, 1,123 sqft Residential on 0.13 Acres

Marlborough Park, Calgary, Alberta

Welcome to 352 Malvern Close NE, a classic bungalow nestled in the heart of Marlborough Park,. This home offers 4 bedrooms, 1.5 bathroom, sitting on a generous 5,758 sq ft lot and looking out to a green space, with no neighbor in front. Built in 1975, this home has its character with modern potential, making it ideal for families, first-time buyers, or savvy investors. Some property highlights: spacious main floor layout with ample natural light; the master bedroom has a walk-in closet with a 2pc ensuite, all bedrooms are of good-sized; L-shaped kitchen room, full of natural light, lots of room for cabinetry. The property has an expansive lot size in a R-CG zoning with room to garden, entertain, or expand. Situated on a quiet cul-de-sac in a family-friendly neighborhood. Walking distance to schools, parks, and public transit. Easy access to major roadways, shopping centers, and amenities. Whether you're looking to settle down or expand your portfolio, 352 Malvern Close NE is a must-see. Schedule your viewing today and discover the possibilities!







Built in 1975

### **Essential Information**

MLS® # A2256394 Price \$550,000

Bedrooms 4
Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,123

Acres 0.13 Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 352 Malvern Close Ne

Subdivision Marlborough Park

City Calgary
County Calgary
Province Alberta
Postal Code T2A 4W7

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 54

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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