

# **\$589,000 - 31 Maranda Close Ne, Calgary**

MLS® #A2224233

**\$589,000**

5 Bedroom, 3.00 Bathroom, 1,229 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

Price Reduced! First time on the market! This Marlborough home has been lovingly cared for over the last 50+ years by the original owner. Situated on a pie lot on a quiet street. The main floor features a spacious primary bedroom with a walk-in closet and a 2pc ensuite bathroom, 2 additional bedrooms, 1 full 4pc bathroom, a bright living room with a large picturesque window, a sizeable dining room to accommodate dinner parties and an open kitchen that looks onto the fully landscaped backyard. Enjoy the summer months sitting out on the low maintenance patio with the gazebo overhead or doing activities in the fully fenced backyard surrounded by lush grass. The oversized double detached garage with over height garage doors is a handy person's dream space! Next to the garage is a paved driveway with alley access to accommodate a 3rd vehicle on the property. There's a spacious back entry mudroom, excellent for basement rental potential. The 4th and 5th bedrooms, a 2nd dining area, a cozy family room with a wet bar and a gas fireplace, a spacious storage room and the utility/laundry room complete the basement. Enjoy the convenience and efficiency of the updated vinyl windows, low maintenance exterior and move-in ready condition. Located in a fantastic neighbourhood, this home is just minutes from schools, shopping, the LRT system and quick access to Memorial Drive. Don't miss your chance to own this exceptional property!



Built in 1973

## Essential Information

MLS® #	A2224233
Price	\$589,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,229
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	31 Maranda Close Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3E7

## Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Alley Access, Driveway, Oversized, Parking Pad
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Storage, Vinyl Windows, Walk-In Closet(s), Bar, Central Vacuum, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 24th, 2025
Days on Market	41
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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