

85 Malibou Road SW

Calgary, Alberta

MLS # A2245468



\$1,250,000

|             |                                                              |        |                   |
|-------------|--------------------------------------------------------------|--------|-------------------|
| Division:   | Meadowlark Park                                              |        |                   |
| Type:       | Residential/House                                            |        |                   |
| Style:      | Bungalow                                                     |        |                   |
| Size:       | 1,483 sq.ft.                                                 | Age:   | 1956 (69 yrs old) |
| Beds:       | 4                                                            | Baths: | 3                 |
| Garage:     | Double Garage Detached                                       |        |                   |
| Lot Size:   | 0.14 Acre                                                    |        |                   |
| Lot Feat:   | Back Lane, Low Maintenance Landscape                         |        |                   |
| Heating:    | Forced Air, Natural Gas                                      |        | Water: -          |
| Floors:     | Laminate, Vinyl                                              |        | Sewer: -          |
| Roof:       | Metal                                                        |        | Condo Fee: -      |
| Basement:   | Finished, Full                                               |        | LLD: -            |
| Exterior:   | Concrete, Stucco, Wood Frame                                 |        | Zoning: R-CG      |
| Foundation: | Poured Concrete                                              |        | Utilities: -      |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, Skylight(s) |        |                   |
| Inclusions: | none                                                         |        |                   |

Welcome to 85 Malibou Road &dash; Where Location Meets Lifestyle! This beautifully updated home sits on a rare oversized lot in the heart of Meadowlark Park, just a short stroll from Chinook Centre, Calgary Girls Charter School, parks, and transit. It&rsquo;s the perfect blend of comfort, convenience, and space for the whole family. Inside, you'll love the newly renovated main floor, complete with a stylish kitchen featuring brand new appliances&mdash;including a gas stove, dishwasher, and range hood. The open-concept living and dining areas are warm and welcoming, with lots of natural light and beautiful hardwood floors throughout. There are three spacious bedrooms on the main floor, plus a bright sunroom that's perfect for relaxing year-round. Downstairs offers even more room to spread out, with a huge fourth bedroom, a rec room, a den, full bathroom, and a large laundry area&mdash;great for guests, older kids, or even a home office setup. The outside is just as impressive: the oversized double garage comes with a rare basement storage area (over 550 sq.ft. of extra space!). And with this massive lot, you can easily park an RV and up to three vehicles on the property&mdash;no more street parking headaches! If you&rsquo;re looking for an updated, move-in-ready home in an unbeatable inner-city location, this is one you don&rsquo;t want to miss. Come see it for yourself&mdash;book your showing today!