

# \$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 | 50                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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