

\$489,000 - 448 Malvern Close Ne, Calgary

MLS® #A2258898

\$489,000

3 Bedroom, 2.00 Bathroom, 832 sqft
Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

JUST WHAT YOU'VE BEEN WAITING FOR !!!Â This STUNNING Bi-Level HOMEÂ is located in the well-established Marlborough Park Community.Â FEATURING " 4 BEDROOMS ",Â a FULLY DEVELOPED BASEMENT,Â an OVER-SIZEDÂ DOUBLE CAR GARAGE,Â +Â a PARKING PAD for your EXTRA CARS OR RV and CAMPER.Â The MAIN FLOOR invites Warmth and Comfort with its BEAUTIFUL LAMINATE FLOORING,Â LARGE WINDOWS that FLOOD the SPACE with NATURAL LIGHT, CREATING a VIBRANT and UPLIFTING ATMOSPHERE.Â RENOVATED,Â STYLISHÂ KITCHEN,Â EQUIPPED with UPGRADED STAINLESS STEEL APPLIANCES, AN ISLAND, MODERN BACKSPLASH AND ELEGANT BRIGHT CABINETS,Â is a DREAM for any HOME CHEF.Â It seamlessly FLOWS to the GENEROUSLY SIZED LIVING ROOM, making it PERFECT FOR FAMILY GATHERINGS and CONNECTION.Â Step out to the covered deck and PRIVATED LANDSCAPED BACKYARD, a SERENE OASIS for CREATING LASTING MEMORIES, whether it's barbecuing or enjoying playtime with kids and loved ones. A CONVENIENTLY LOCATED 2 BEDROOMS and a 4-piece bathroom on the main floor add to the home's™s Functionality, DESIGNED for family living and CHERISHED MOMENTS. The POSSIBILITIES are ENDLESS! The FULLY FINISHED BASEMENT is an ENTERTAINER'S PARADISE, COMPLETE



with a FAMILY AREA, 2 BEDROOMS, a FULL BATHROOM, and a CONVENIENT LAUNDRY ROOM, READY for UNFORGETTABLE GATHERINGS. CLOSE to a VARIETY of AMENITIES, PLAYGROUNDS, SCHOOLS, and PUBLIC TRANSPORTATION, with EASY ACCESS to STONEY TRAIL and MEMORIAL DRIVE. This BEAUTIFUL HOME TRULY STANDS OUT FROM THE REST. BOOK your PRIVATE SHOWING NOW and BRING YOUR OFFERS BEFORE it's GONE !!!

Built in 1975

Essential Information

MLS® #	A2258898
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	448 Malvern Close Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4W8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Parking Pad, Additional Parking, Enclosed, Paved, RV Carport

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage, Vinyl Windows

Appliances Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Paved

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 23rd, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office MaxWell Canyon Creek

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