

# \$574,500 - 6711 Malvern Road Ne, Calgary

MLS® #A2222605

**\$574,500**

4 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Calgary's Marlborough community! Tucked away on a quiet, tree-lined street, this home offers excellent curb appeal and practical living with thoughtful upgrades inside and out.

Step inside to discover a bright and inviting layout featuring 3+1 bedrooms and 2 full bathrooms. The spacious living room is bathed in natural light through oversized windows, while the adjoining kitchen and dining area are perfect for family meals and gatherings.

The fully developed lower level provides extra living space with a large family room, additional bedroom, and full bathroom – ideal for guests, a home office, or a playroom.

Outdoor enthusiasts and entertainers will love the private backyard, complete with a cozy fire pit area, covered patio, and a dedicated space for your BBQ and outdoor dining. There's also a detached garage and rear RV parking with alley access, making this a fantastic option for those with recreational vehicles, trailers, or extra vehicles.

Conveniently located near schools, playgrounds, Easthills Shopping District, and multiple transit options with quick access to Memorial Drive and 16th Avenue, this is a home you don't want to miss!



Your new family home awaits â€” book your private showing today!

Built in 1975

### Essential Information

MLS® #	A2222605
Price	\$574,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.09
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6711 Malvern Road Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5C3

### Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Private Yard, RV Hookup  
Lot Description        Back Lane, Back Yard  
Roof                      Asphalt Shingle  
Construction          Concrete  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 19th, 2025  
Days on Market        14  
Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Benchmark

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