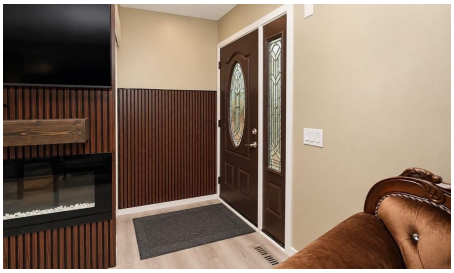
707 Malvern Drive NE

Calgary | Active | MLS® A2345596

$549,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1977**	**984.64 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Open House Sept 19 & 20 from 12:00Pm to 4:00Pm. Move-in ready and beautifully updated! This impressive home combines modern finishes, thoughtful upgrades, and exceptional functionality. Recent renovations include new flooring, fresh paint, a stylish kitchen with quartz countertops, and a fully refreshed main-floor bathroom featuring a new vanity, taps, and complete shower system. The spacious living room showcases a custom TV feature wall and electric fireplace, creating a warm and inviting space, while the bright front room showcases a large picture window overlooking a mature tree for natural light and privacy. Exterior upgrades include fresh paint, newer aluminum windows, a new fence, and a new garage door. Enjoy a high-efficiency furnace, hot water heater, two laundry areas, and a separate upstairs entrance that can be secured from the basement. The low-maintenance deck and powder-coated railings are built for easy upkeep. A large rear parking pad offers potential RV parking, while the insulated garage includes its own electrical panel.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345596
Bedrooms	4
Bathrooms	2
Year Built	1977
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	984.64 sq. ft.
Acreage:	No
Lot Area:	3,993 sq. ft.

Lot Frontage:	40'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7610069
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Marlborough Park
Appliances:	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 11'9" × 7'11" ·
Main Floor	Bedroom · 8'11" × 8'6" ·
Main Floor	Dinette · 11'4" × 6'3" ·
Main Floor	Kitchen · 11'3" × 9'8" ·
Main Floor	Living Room · 15'11" × 11'11" ·
Main Floor	Bedroom - Primary · 11'10" × 11'2" ·
Basement	Bedroom · 11'2" × 8'10" ·
Basement	Game Room · 38' × 22'1" ·
Basement	Furnace/Utility Room · 17'7" × 11'6" ·
Basement	Kitchenette · 7'4" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Lane, City Lot, Front Yard, Landscaped, Open Lot, Treed

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-malvern-drive-ne-calgary-a2345596/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.