$1,050,000 - 85 Malibou Road Sw, Calgary

MLS® #A2245468

$1,050,000
4 Bedroom, 3.00 Bathroom, 1,483 sqft
Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

Welcome to 85 Malibou Road â€“ 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. Itâ€™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 appliancesâ€”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 areaâ€”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 propertyâ€”no more street parking headaches!

If youâ€™re looking for an updated,

move-in-ready home in an unbeatable inner-city location, this is one you donâ€™t want to miss. Come see it for yourselfâ€”book your showing today!

Built in 1956

Essential Information

MLS® #	A2245468
Price	$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	85 Malibou Road Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1X4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage, RV Hookup
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Metal
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	37
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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