

# \$950,000 - 85 Malibou Road Sw, Calgary

MLS® #A2245468

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

Welcome to 85 Malibou Road – 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. It’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 appliances—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 area—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 property—no more street parking headaches!

If you’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          | \$950,000   |
| 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, Range Hood, Refrigerator, Washer/Dryer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 92               |
| Zoning         | R-CG             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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