

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

MLS® #A2245468

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,483 sqft

Single Family 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 don't want to miss. Come see it for yourself—book your showing today! (id:6289)



Built in 1956

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2245468      |
| Price          | \$950,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 1,483         |
| Acres          | 0.14          |
| Year Built     | 1956          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 85 Malibou Road Sw |
| Subdivision | Meadowlark Park    |
| City        | Calgary            |
| Province    | Alberta            |
| Postal Code | T2V1X4             |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping        |
| Features       | Back lane, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                          |
| Parking        | Detached Garage                            |
| # of Garages   | 2                                          |

**Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Refrigerator, Gas stove(s), Dishwasher, Hood Fan, Washer & Dryer |
| Heating      | Natural gas Forced air                                           |
| Cooling      | None                                                             |
| # of Stories | 1                                                                |
| Has Basement | Yes                                                              |

**Exterior**

|              |                             |
|--------------|-----------------------------|
| Exterior     | Concrete, Stucco            |
| Construction | Poured concrete, Wood frame |
| Foundation   | Poured Concrete             |

## Listing Details

Listing Office      Royal LePage Benchmark



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 3rd, 2025 at 11:16pm CST