

# \$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 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          | \$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 | 100              |
| Zoning         | R-CG             |

**Listing Details**

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

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