# \$529,900 - 5023 Marlborough Drive Ne, Calgary

MLS® #A2246046

## \$529,900

4 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Just Reduced! Welcome to this charming 3-bedroom home with (illegal) suite that combines comfort, convenience, and great value! Situated on a level, rectangular lot with mature trees and low-maintenance landscaping, this home is perfect for anyone looking for easy living in a quiet, family-friendly area near shopping and playgrounds. Inside, you'll find a spacious layout with durable laminate and linoleum flooring throughout. The kitchen comes fully equipped with essential appliances including a stove, fridge, and dishwasher. Includes a fully finished illegal suited basement â€" a good mortgage helper! Step outside to enjoy your private backyard retreat, complete with a hot tubâ€"perfect for relaxing or entertaining all year round. Additional features include efficient forced-air natural gas heating and a convenient 2-car parking pad accessible from the back lane. This home is ready for you to move in and make it your own!

Built in 1968

#### **Essential Information**

MLS®# A2246046 Price

\$529,900

4 Bedrooms

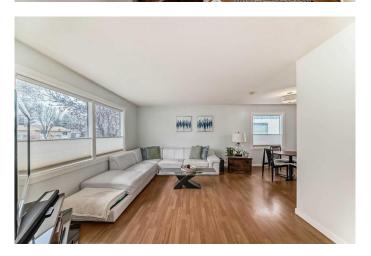
**Bathrooms** 2.00

Full Baths 2

1,042 Square Footage







Acres 0.11 Year Built 1968

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 5023 Marlborough Drive Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2Z7

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

### Interior

Interior Features Wet Bar

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 86

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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