

# \$509,900 - 46 Marbrooke Circle Ne, Calgary

MLS® #A2260291

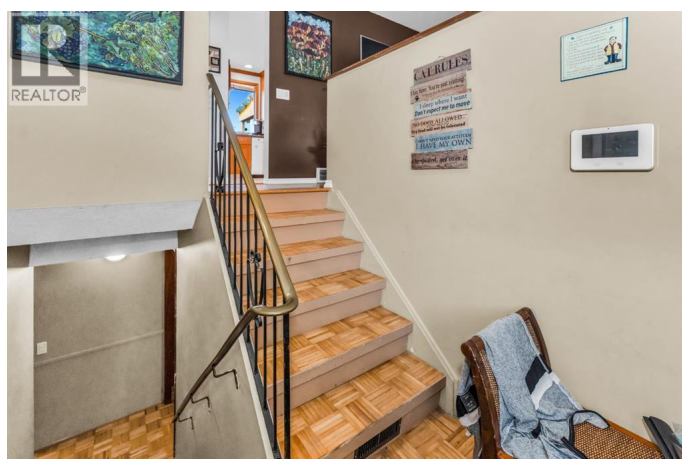
**\$509,900**

4 Bedroom, 2.00 Bathroom, 1,062 sqft

Single Family on 0.13 Acres

Marlborough, Calgary, Alberta

open house on Sat/ Sun , 11-12th October from 10:00 Am to 01:00 Pm. Welcome to this beautiful bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows, gleaming hardwood, and tile flooring throughout. The kitchen provides a modern and functional space for everyday living. Enjoy the modern touch of a newly installed stove and dishwasher .The lower level presents a fantastic opportunity to add your personal touch. It features two additional bedrooms, a full bathroom, and a spacious rumpus roomâ€”ideal for a recreation area, home gym, or media space.Outdoors, the property truly shines. The professionally landscaped yard boasts raised flower beds and a generous deck perfect for summer entertaining. making this yard as family-friendly as it is beautiful.Car enthusiasts and hobbyists will fall in love with the oversized double garage. Fully heated and drywalled, it comes equipped with 220-volt power and multimedia cabling, offering ample room for a workshop, storage, and even space for an RV.Roof replaced in 2013, new furnace installed in 2017, and hot water tank updated in 2015. Furnace has been serviced annually since installation, and ducts are cleaned every year. Home has been well-maintained with no repairs needed â€” truly move-in ready!Combining thoughtful updates, outdoor living, and unbeatable functionality, this home is move-in ready and full of potential for future



customization. Don't miss your chance to own this standout property"schedule your viewing today! (id:6289)

Built in 1968

Essential Information

Listing #	A2260291
Price	\$509,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,062
Acres	0.13
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	46 Marbrooke Circle Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A2W4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Has Basement      Yes

**Exterior**

Exterior                  Vinyl siding  
Exterior Features      Landscaped  
Construction            Wood frame  
Foundation              Poured Concrete

**Listing Details**

Listing Office            RE/MAX First



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