

\$567,500 - 5127 Marian Road Ne, Calgary

MLS® #A2260978

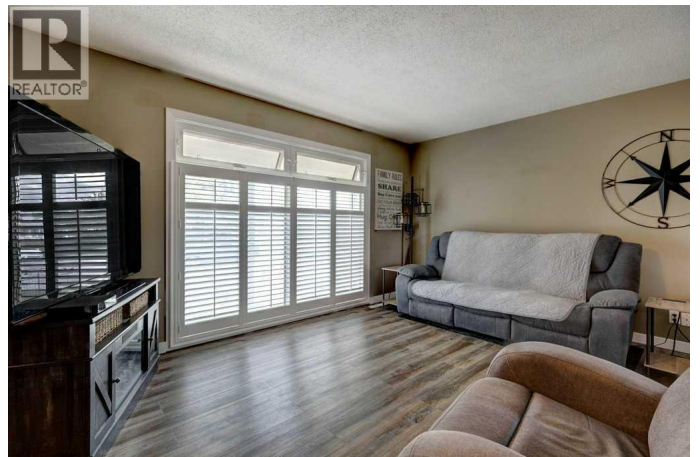
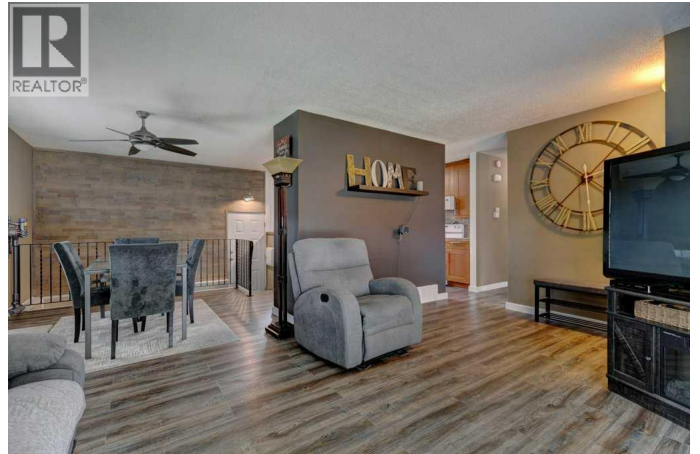
\$567,500

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Single Family on 0.11 Acres

Marlborough, Calgary, Alberta

This beautifully maintained and extensively updated bungalow offers a purposeful blend of functionality, style, and location. Situated on a generous 50x100 ft lot on a quiet, tree-lined street, this 4-bedroom, 2-bathroom home presents over 1,700 sq ft of total developed space, catering to families, professionals, and investors alike. The main level is thoughtfully designed, featuring durable luxury vinyl plank flooring and custom blinds and shutters throughout. At the heart of the home is a professionally renovated kitchen, complete with stone countertops, full-height cabinetry, built in pantry, and tasteful finishes that balance both form and function. The main-floor bathroom has also been updated with a clean, modern aesthetic and a practical 3-piece layout, featuring a large trough sink, walk-in shower and stylish tile. The fully developed basement is configured as an illegal suite offers over 700 sq ft of additional living space, ideal for multigenerational living or income potential. Mechanical upgrades include a new high-efficiency furnace and hot water tank (2021), a new roof (2024), and a newly installed fence (2025), providing peace of mind and low future maintenance costs. Outdoors, the expansive, south-facing backyard is perfect for entertaining or relaxing, featuring a stone patio, RV parking capability, and a 445 sq ft heated, detached garage with an 8-ft overhead door ideal for car enthusiasts, a workshop, or extra storage. Located close to parks, schools, public transit, and amenities,



this home represents an outstanding opportunity in a highly desirable, family-friendly community with idealic curb appeal. (id:6289)

Built in 1968

Essential Information

Listing #	A2260978
Price	\$567,500
Bedrooms	4
Bathrooms	2.00
Square Footage	1,046
Acres	0.11
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5127 Marian Road Ne
Subdivision	Marlborough
City	Calgary
Province	Alberta
Postal Code	T2A2Y2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Central heating, Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Basement Suite

Exterior

Exterior Stone, Stucco
Exterior Features Garden Area, Landscaped, Lawn
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Complete Realty



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Listing information last updated on October 14th, 2025 at 3:16am PDT