# \$579,900 - 4419 Marlborough Drive Ne, Calgary

MLS® #A2262104

### \$579,900

5 Bedroom, 2.00 Bathroom, 977 sqft Single Family on 0.11 Acres

Marlborough, Calgary, Alberta

Welcome to 4419 Marlborough Drive NE, a high income-earning smart investment opportunity and versatile family home in one of Calgary's most accessible communities. This property is ideally located on a transit-friendly street with bus service and the Marlborough C-Train station just a 5-minute walk away, making commuting or getting around the city effortless. One of the standout features of this property is the SEPARATE ENTRANCE to a developed basement illegal suite with a full kitchen and full bathroom. This property also has a detached, oversized double detached garage with extra-tall height, accessible from the alley â€" perfect for mechanics, hobbyists, extra storage, or larger vehicles. The main level offers comfortable living with bright, open spaces and THREE (3) well sized bedrooms and a FULL bath, while the basement has a separate entrance and is illegal suited, complete with TWO (2) additional bedrooms, a FULL KITCHEN and another FULL BATH. Whether you're looking to house extended family, create a private space for older children, or generate rental income, this setup offers incredible flexibility. The location is hard to beat: steps from schools, green spaces, Marlborough Mall with Walmart and major retailers, and just minutes from Home Depot, Canadian Tire, and plenty of shopping and dining options. With quick access to downtown and major routes, daily living couldn't be easier.Whether you're an investor seeking steady income,







or a buyer looking for a property with built-in flexibility, this home checks all the boxes. (id:6289)

#### Built in 1971

### **Essential Information**

Listing # A2262104 Price \$579,900

Bedrooms 5
Bathrooms 2.00
Square Footage 977
Acres 0.11
Year Built 1971

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 4419 Marlborough Drive Ne

Subdivision Marlborough

City Calgary
Province Alberta
Postal Code T2A2Z4

#### **Amenities**

Amenities Park, Schools, Shopping

Features Back lane, No Animal Home

Parking Spaces 2

Parking Detached Garage

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Freezer

Heating Forced air

Cooling None

# of Stories 1

Has Basement Yes

Basement Separate entrance

## **Exterior**

Exterior Vinyl siding
Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Grand Realty





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 5th, 2025 at 10:31am PST