

\$597,000 - 4419 Marlborough Drive Ne, Calgary

MLS® #A2262104

\$597,000

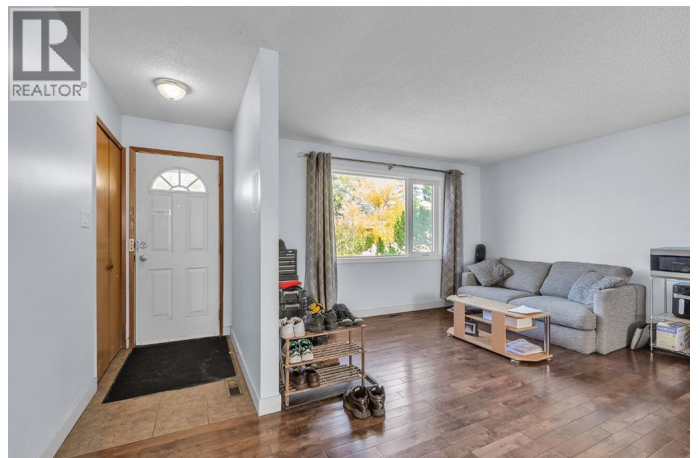
5 Bedroom, 2.00 Bathroom, 977 sqft

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 – 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	\$597,000
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, Suite

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Grand Realty



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