

# \$549,900 - 4040 Marbank Drive Ne, Calgary

MLS® #A2233990

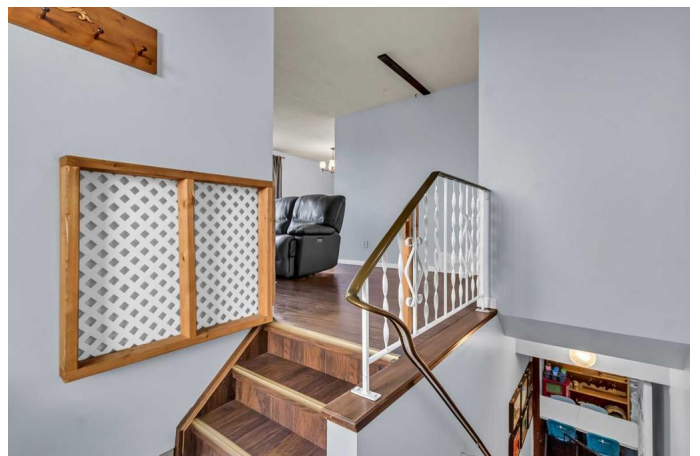
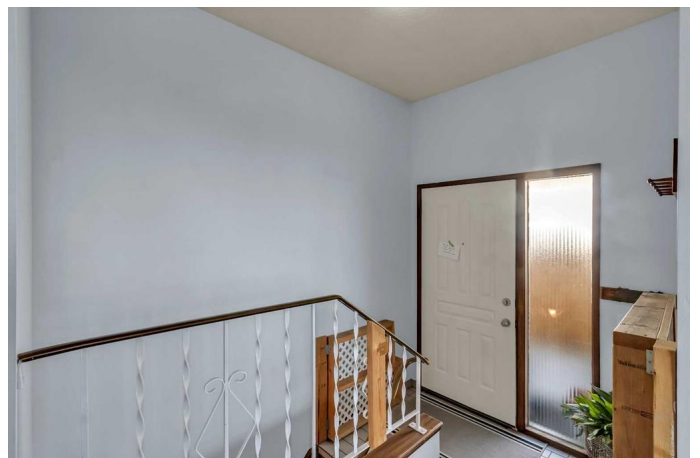
**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,103 sqft  
Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully refurbished detached bungalow, offering 4 BEDROOMS and 2 full BATHROOMS – ideal for families or savvy investors! The main level welcomes you with a bright, spacious living room featuring a large window that floods the space with natural light. It flows seamlessly into the dining area and a bright kitchen, offering abundant storage and counter space. This open and functional kitchen is perfect for preparing family dinners, with a layout that offers a touch of separation from the main living area while maintaining easy access to the dining space – perfect for spending quality time together. Three generous bedrooms and a full bathroom complete the upper floor. Step inside to discover a host of recent UPGRADES, including new vinyl plank flooring, fresh paint throughout, upgraded appliances, updated cabinetry and hardware, modern light fixtures, and more. The fully developed lower level features a massive recreation room, ideal for relaxing or entertaining. You'll also find one additional bedroom, a 3-piece bathroom, laundry area, and plenty of storage space.

This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Located within walking distance to schools, shopping, transit, and all amenities. Outside, enjoy a concrete patio, an oversized single garage, two additional covered parking spaces, and a large, fully fenced backyard – perfect for



outdoor activities. Situated in a prime location just minutes from Marlborough Mall, Walmart, restaurants, and both bus and train transit. The current owner has operated a licensed daycare/child care business from the home for several years – a valuable setup for anyone looking to start a home-based business. The basement offers the potential to be converted into a separate suite with its own entrance, with only minor modifications required. Please note that establishing a secondary suite would be subject to approval and permitting by the city/municipality. Don't miss out – schedule your private showing today and explore the potential of this Marlborough gem!

Built in 1972

### Essential Information

MLS® #	A2233990
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4040 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3J1

### Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Covered, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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