

\$549,000 - 16 Marbank Way Ne, Calgary

MLS® #A2110121

\$549,000

4 Bedroom, 3.00 Bathroom, 1,010 sqft

Residential on 0.10 Acres

Marlborough, Calgary, Alberta

~~~ CALLING ALL INVESTORS or FIRST-TIME HOME BUYERS ~~~  
Don't miss out on a RARE OPPORTUNITY to own this BEAUTIFUL BUNGALOW Home with nearly 2,000 SQ feet of living space. This Home Features " 5 BEDROOMS " + 3 BATHROOMS, a SEPARATE ENTRANCE + 2 GORGEOUS KITCHENS. That's Right ! There's PLENTY OF SPACE FOR THE WHOLE FAMILY. A house like this does not come along very often in this HOT MARKET. LOCATED in the PRIME TERRITORY of MARLBOROUGH. Upon entering this BEAUTIFUL HOME You'll notice the attention to detail, BOASTING UPGRADES Like the Gorgeous kitchen with BEAUTIFUL GRANITE COUNTER TOPS, MODERN KITCHEN CABINETS WITH RENOVATED BACK SPLASH, NEWER KITCHEN APPLIANCES, HARDWOOD FLOORING, NEW WINDOWS + BRIGHT and AIRY Open floor plan with LARGE WINDOWS EXUDING PLENTY OF NATURAL SUNLIGHT AND THE LIST GOES ON...The Finishes on the Lower Level are very IMPRESSIVE WITH a SEPARATE ENTRANCE, a Spacious KITCHEN, (ILLEGAL) SUITE, 2 Beds, and a FULL BATHROOM. RELAX and ENJOY in your BEAUTIFUL LANDSCAPE HUGE BACKYARD w/ DOUBLE DETACHED OVERSIZE GARAGE + EXTRA PARKING PAD for your extra Cars or Campers. Walking Distance C-TRAIN STATION, SHOPPING



CENTER ( T&T SUPERMARKET / CANADIAN  
TIRE ), PARK and Multiple  
SCHOOLS.Â BOOK your PRIVATE  
SHOWING NOW and BRING OFFERS,  
Before it's gone !!!

Built in 1972

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2110121    |
| Price          | \$549,000   |
| Sold Price     | \$560,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,010       |
| Acres          | 0.10        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16 Marbank Way Ne |
| Subdivision | Marlborough       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 4A3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks, Vinyl Windows       |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, |

|              |                                         |
|--------------|-----------------------------------------|
|              | Stove(s), Washer, Window Coverings      |
| Heating      | Forced Air, Natural Gas                 |
| Cooling      | None                                    |
| Has Basement | Yes                                     |
| Basement     | Separate/Exterior Entry, Finished, Full |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 8th, 2024     |
| Days on Market | 8                   |
| Zoning         | R-C1                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.