

\$420,000 - 5222 Marbank Drive Ne, Calgary

MLS® #A2112876

\$420,000

5 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.06 Acres

Marlborough, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this beautifully designed fully furnished bi-level home, nestled in the vibrant heart of Marlborough. Offering a generous 1639 square feet of living space set on a 2830 sqft lot, this property is ideally positioned just steps away from essential amenities, 3 schools/daycare and a short stroll from the local mall. The upper level boasts a south-facing living area that captures an abundance of natural light, creating a warm and inviting atmosphere. The open concept layout ensures seamless flow and connectivity between living spaces, perfect for modern living. At the heart of the home, the kitchen is equipped with maple wood cabinets, laminate countertops, and an ample amount of cabinetry throughout for all your storage needs. A bar fridge and large island make it ideal for casual dining and entertaining. This home features two bedrooms on the upper level with a shared 4-piece washroom, providing comfortable living spaces. The basement offers additional living arrangements with three bedrooms and another 4-piece washroom, ideal for a growing family or guests. The basement also houses a second kitchen and laundry facilities, adding flexibility and convenience for multi-generational living or potential rental opportunities. This Marlborough gem offers an exceptional living experience, combining space, style, and convenience. Whether you're enjoying the light-filled living spaces upstairs, utilizing the



versatile basement, or exploring the vibrant neighborhood, this home is ready to welcome you to your next chapter.

Built in 1975

Essential Information

MLS® #	A2112876
Price	\$420,000
Sold Price	\$420,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.06
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5222 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A4H4

Amenities

Parking Spaces	2
Parking	Off Street, Outside, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 21st, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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