

\$569,000 - 1247 Mardale Drive Ne, Calgary

MLS® #A2138598

\$569,000

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

Welcome to this charming bi-level family home, perfectly located in the heart of the desirable Marlborough community. This inviting property features three spacious bedrooms, large living room, dining room and a full bathroom on the main level, ideal for a first-time buyers.

The illegal basement suite boasts two additional bedrooms, a large living room, a kitchen, and a dining area, providing ample space for extended family or potential rental income

Recent upgrades include a brand-new kitchen counter and sink, a modern stainless-steel fridge, a newer electrical stove, fresh coat paint throughout, updated shingles, insulation, and ventilation (to keep warm during winter and cool during hot summer), and new walk-in showers in the illegal basement suite.

The exterior features a large fenced backyard, a storage shed, a paved driveway with a covered carport, and plenty of street parking. Just a short 3-minute walk to St. Mark Catholic Elementary School and conveniently close to bus stops, Marlborough Train Station, and Marlborough Mall, this home offers unmatched accessibility and convenience.

Close to TLC school and high school, this home is perfect for families seeking comfort, convenience, and community. Don't miss the opportunity to make this wonderful property your new home!



Built in 1972

Essential Information

MLS® #	A2138598
Price	\$569,000
Sold Price	\$575,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.12
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1247 Mardale Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3L7

Amenities

Parking Spaces	2
Parking	Attached Carport, Concrete Driveway, Covered

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 20th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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