

\$565,000 - 5220 Marian Road Ne, Calgary

MLS® #A2148801

\$565,000

5 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.12 Acres

Marlborough, Calgary, Alberta

Exceptional Value in Marlborough! 3-Bedroom Bungalow on Quiet Street

Discover the perfect home for first-time buyers, renovators, or families seeking an ideal location within the community of Marlborough. This charming bungalow offers exceptional value and is situated on a very quiet and desirable street, close to schools, playgrounds, and shopping!

Main Level: Traditional floor plan with original hardwood flooring throughout, except for the kitchen and bathroom.

"L" shaped living and dining room with easy access to the kitchen.

Kitchen features a pantry and additional cabinets/counterspace for ample storage.

Three bedrooms and a four-piece bath complete the main level.

Lower Level: Expansive Rec room/Family room with roughed-in plumbing for a future wet bar or kitchen sink.

Spacious bedroom with a large window and walk-in closet.

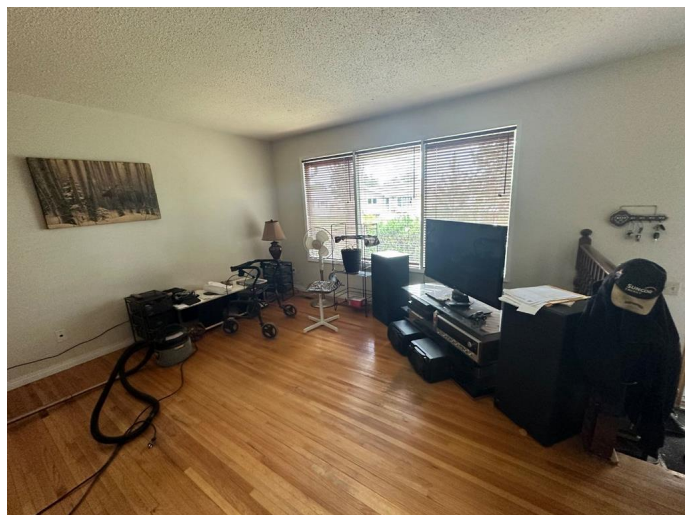
Laundry facilities located in a separate utility room, potentially allowing access from both levels.

Partially finished basement to be fully completed before the sale.

Exterior: Private fenced rear yard surrounded by trees.

Alley access to a large double detached garage with a workbench, built-in shelving, drywall, and heating.

This property is a great opportunity with lots of



potential! There are currently tenants residing at this property and would like to stay if it is a possibility.

Built in 1969

Essential Information

MLS® #	A2148801
Price	\$565,000
Sold Price	\$565,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.12
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5220 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Y2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None

Has Basement Yes
Basement Partially Finished, See Remarks

Exterior

Exterior Features Fire Pit, Private Yard
Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2024
Date Sold July 22nd, 2024
Days on Market 11
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Highline Real Estate Inc.



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