

\$499,000 - 22 Marbank Place Ne, Calgary

MLS® #A2150235

\$499,000

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.08 Acres

Marlborough, Calgary, Alberta

CALLING ALL INVESTORS | FIRST-TIME HOME BUYERS- Don't miss out on a RARE OPPORTUNITY to own this Beautiful semi-detached home located in the peaceful and established community of Marlborough in the heart of NE, boasting 1,173 Sqft of living space. This home features three spacious bedrooms and one full bathroom. A large south facing living room windows brings in an abundance of natural light, creating a warm and inviting atmosphere on the main Level. Updated windows and Large modern RENOVATED Kitchen cabinets to the roof. The fully developed very IMPRESSIVE basement with illegal suite includes an one bedroom, one bathroom, a Spacious kitchen, living area and Storage. This illegal Basement suite adding flexibility and convenience for multi-generational living or Large families. Situated on a quiet cul-de-sac with a large backyard, this property enjoys ample sunlight throughout the day, particularly in the winter months due to its south-facing orientation. It has Large front and backyard with double detached Garage.

It is very easy to get around from this house - walking distance to schools, parks and playground, bus and C-train, a couple of minutes drive to Peter Lougheed Hospital, Marlborough Mall, Walmart, Home Depot and a variety of restaurants/cafe in the area with access to the Trans-Canada highway just a moment away. The fenced backyard includes



a double detached garage, enhancing the appeal of this well-maintained property.

Perfect for families seeking comfort and convenience in a desirable neighborhood, this home is sure to impress. Hurry and book a showing!!!!

Built in 1973

Essential Information

MLS® #	A2150235
Price	\$499,000
Sold Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.08
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	22 Marbank Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4H5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 24th, 2024
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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