

\$639,000 - 54 Marbrooke Circle Ne, Calgary

MLS® #A2151461

\$639,000

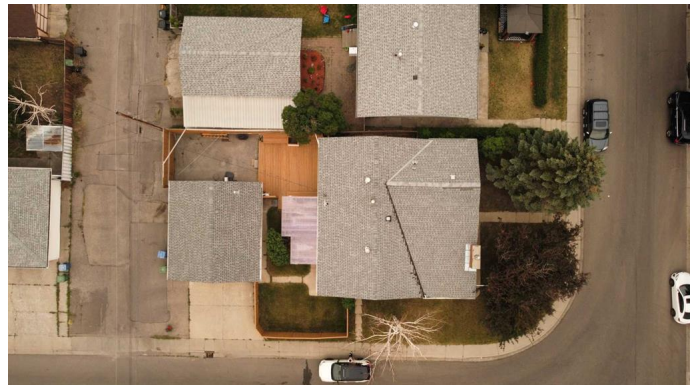
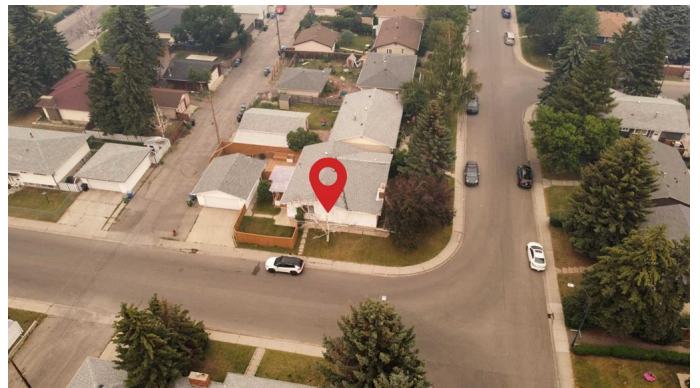
5 Bedroom, 3.00 Bathroom, 1,474 sqft
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

CORNER LOT 55 x 110 FT WITH BACKLANE
| Over 2,500 SF LIVING SPACE | INSULATED
OVERSIZED 2-CAR GARAGE | RV PARKING
PAD | VERY WELL MAINTAINED HOME |

Welcome to this rare bungalow with over 2,500 SF Living Space, nestled in the heart of Marlborough with 5 bedrooms and 2+1 bathrooms. Located in a 55 x 110 FT, CORNER LOT with BACKLANE providing a HUGE POTENTIAL FOR REDEVELOPMENT ! The house is situated in a quiet and friendly community, close to schools, parks, shopping, major roadways and all amenities.

Step inside to discover a bright and airy living space. Spacious and well-designed, the main floor boasts a connected living room and family room with large window and a fireplace, creating a warm and inviting ambience. The dining room looks out to the back garden which makes your family meals more enjoyable. You'll also find three comfortable bedrooms on the main floor. The primary bedroom features an ensuite 2pc bathroom bringing more privacy for family members. Newer Double Paned Window on through main floor. There is also an additional room that can be used as a home office, playroom, or guest quarters. The Basement with new flooring is finished with an illegal suite with 2 very good sized bedrooms, 3-pc bathroom with standing shower, and large living room with lot of lights through big windows. The second kitchen in the basement is functional with ample counter space,



spacious cabinetry, making meal prep a breeze. The backyard beckons with its lush greenery and a spacious deck. Perfect for summer barbecues, morning coffee, or simply unwinding under the open sky. Bonus features for this home are insulated double attached garage, and RV parking pad. Don't miss out on the chance to make this charming property your new home. Schedule a showing today and experience the allure of 54 Marbrooke Circle NE for yourself!

Built in 1968

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2151461 |
| Price | \$639,000 |
| Sold Price | \$625,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,474 |
| Acres | 0.14 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Sold |

Community Information

| | |
|-------------|------------------------|
| Address | 54 Marbrooke Circle Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 2W5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

| | |
|---------|--|
| Parking | Double Garage Detached, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking |
|---------|--|

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Backs on to Park/Green Space, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | July 24th, 2024 |
| Date Sold | September 23rd, 2024 |
| Days on Market | 60 |
| Zoning | R-C1 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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