

\$679,000 - 4911 Marlborough Drive Ne, Calgary

MLS® #A2162095

\$679,000

5 Bedroom, 2.00 Bathroom, 1,055 sqft
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

This well-maintained home is perfect for investors. Located just 10 minutes from downtown, 5 minutes from Marlborough Mall and 3 minutes from the TransCanada Centre, it's also close to schools, shopping centers, and transit.

The home features 5 bedrooms and 2 bathrooms, with a common area laundry. There's an illegal basement suite, perfect for rental income, and a double detached garage for extra parking. The stucco exterior adds durability, while the great patio offers an ideal outdoor space.

The property is situated on a generous 5,984 sq. ft. lot, and the city recently changed the zoning to R-CG, opening up even more possibilities. R-CG (Residential - Grade-Oriented Infill) is a residential designation primarily for rowhouses, but it also allows for single detached, side-by-side, and duplex homes that may include a secondary suite. This zoning makes the property an even greater investment opportunity with potential for future development!

Whether you're a local investor or from Toronto-Ontario, or Vancouver-BC, this deal is perfect for you! Located in the highly sought-after Marlborough community, you'll never run out of tenants thanks to its strong rental demand and proximity to key amenities.

Bonus: The current seller is willing to stay as a tenant for a year! Don't miss out on this incredible investment opportunity!



Built in 1969

Essential Information

MLS® #	A2162095
Price	\$679,000
Sold Price	\$650,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4911 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Garage Control(s), Refrigerator, Electric Stove, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

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

Additional Information

Date Listed	September 8th, 2024
Date Sold	November 8th, 2024
Days on Market	61
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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