

\$650,000 - 32 Marlyn Court Ne, Calgary

MLS® #A2171618

\$650,000

4 Bedroom, 3.00 Bathroom, 1,959 sqft

Residential on 0.13 Acres

Marlborough, Calgary, Alberta

Welcome to 32 Marilyn Court NE, Calgary—a stunning home nestled in a peaceful cul-de-sac. This property features a unique reverse pie lot, with a huge backyard complete with a spacious patio deck, mature trees, a fenced garden, and a playground for the kids.

As you enter, you™ll be greeted by an inviting entrance that leads to a thoughtfully designed layout. The heart of the home is the corner kitchen, which features large bay windows that overlook the expansive backyard, filling the space with natural light. The cozy living room, highlighted by a charming brick fireplace and wet bar, is perfect for family gatherings and entertaining.

This home offers a versatile main floor bedroom that can also serve as an office, along with convenient main floor laundry. Upstairs, you™ll find a generous primary bedroom with a walk-in closet and ensuite bathroom, along with two additional bedrooms and a full bathroom—ideal for growing families.

The fully developed basement adds over 1,000 square feet of living space, providing endless possibilities for recreation, a home theater, or a playroom.

Additional features include a front attached double garage with a side entrance and window.



Pride of ownership exemplified in this well-maintained gem, schedule a viewing today.

Built in 1987

Essential Information

MLS® #	A2171618
Price	\$650,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,959
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Marlyn Court Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, Tile Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Central Air Conditioner, Garage Control(s)

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, BBQ gas line, Fire Pit
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Garden, Lawn, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Date Sold	October 25th, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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