

\$549,900 - 4304 Marbank Drive Ne, Calgary

MLS® #A2182766

\$549,900

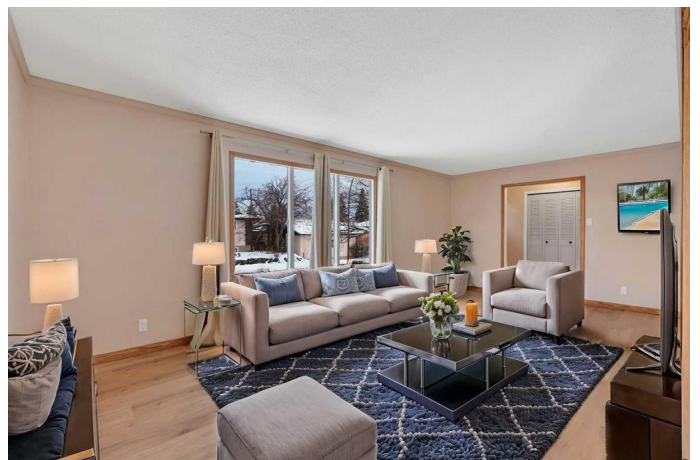
6 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

3+3 BEDS | IMMEDIATE POSSESSION

AVAILABLE. Welcome to this spacious and versatile 3+3 bedroom home in the heart of Marlborough, perfect for families or savvy investors. The main floor boasts a bright and open living and dining area with durable laminate flooring and large windows that let in an abundance of natural light. A formal dining area complements the large kitchen, which features a separate eating nook, ample cabinet space, and room to make it your own. The main level offers three generously sized bedrooms, including a primary suite with a private 3-piece ensuite, while an additional 4-piece main bathroom ensures convenience for the whole family. Storage space abounds throughout, making it easy to stay organized. Downstairs, the fully developed basement expands the living space with a massive recreation room ideal for gatherings, three additional spacious bedrooms, a 4-piece bathroom, and a versatile den/office. Whether you need extra bedrooms or a private work-from-home area, this home delivers. Situated on a large west-facing corner lot, the property features a spacious side yard perfect for outdoor activities. Parking is a breeze with a carport and plenty of additional street parking. The location offers unmatched convenience, with two schools within walking distance, Marlborough and Sunridge malls nearby, and easy access to public transit. Commuters will appreciate the quick drive to downtown and the vibrant 17 Avenue SE



corridor. Donâ€™t miss this opportunity - book your private showing today!

Built in 1972

Essential Information

MLS® #	A2182766
Price	\$549,900
Sold Price	\$550,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,358
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4304 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3J2

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Storage
Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed December 9th, 2024
Date Sold December 10th, 2024
Days on Market 1
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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