

\$549,900 - 4040 Marbank Drive Ne, Calgary

MLS® #A2233990

\$549,900

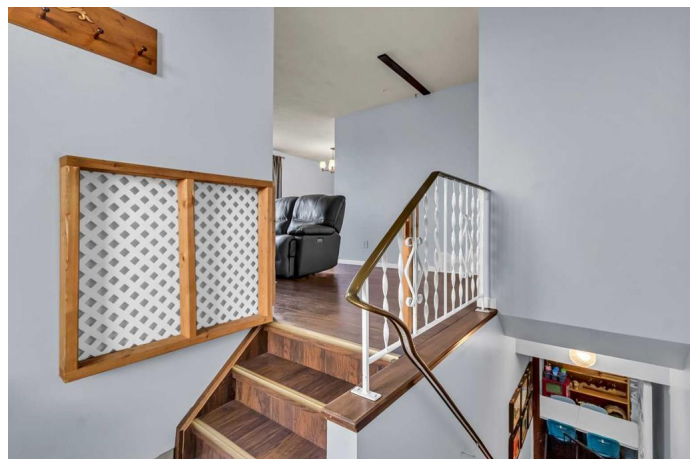
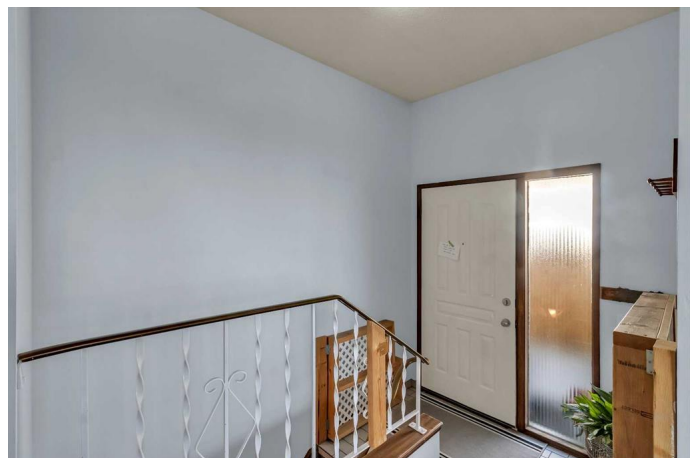
4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully refurbished detached bungalow, offering 4 BEDROOMS and 2 full BATHROOMS – ideal for families or savvy investors! The main level welcomes you with a bright, spacious living room featuring a large window that floods the space with natural light. It flows seamlessly into the dining area and a bright kitchen, offering abundant storage and counter space. This open and functional kitchen is perfect for preparing family dinners, with a layout that offers a touch of separation from the main living area while maintaining easy access to the dining space – perfect for spending quality time together. Three generous bedrooms and a full bathroom complete the upper floor. Step inside to discover a host of recent UPGRADES, including new vinyl plank flooring, fresh paint throughout, upgraded appliances, updated cabinetry and hardware, modern light fixtures, and more. The fully developed lower level features a massive recreation room, ideal for relaxing or entertaining. You'll also find one additional bedroom, a 3-piece bathroom, laundry area, and plenty of storage space.

This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Located within walking distance to schools, shopping, transit, and all amenities. Outside, enjoy a concrete patio, an oversized single garage, two additional covered parking spaces, and a large, fully fenced backyard – perfect for



outdoor activities. Situated in a prime location just minutes from Marlborough Mall, Walmart, restaurants, and both bus and train transit. The current owner has operated a licensed daycare/child care business from the home for several years – a valuable setup for anyone looking to start a home-based business. The basement offers the potential to be converted into a separate suite with its own entrance, with only minor modifications required. Please note that establishing a secondary suite would be subject to approval and permitting by the city/municipality. Don't miss out – schedule your private showing today and explore the potential of this Marlborough gem!

Built in 1972

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233990 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,103 |
| Acres | 0.09 |
| Year Built | 1972 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 4040 Marbank Drive Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 3J1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
| Parking | Additional Parking, Alley Access, Covered, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 21 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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