

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

MLS® #A2233990

\$549,900

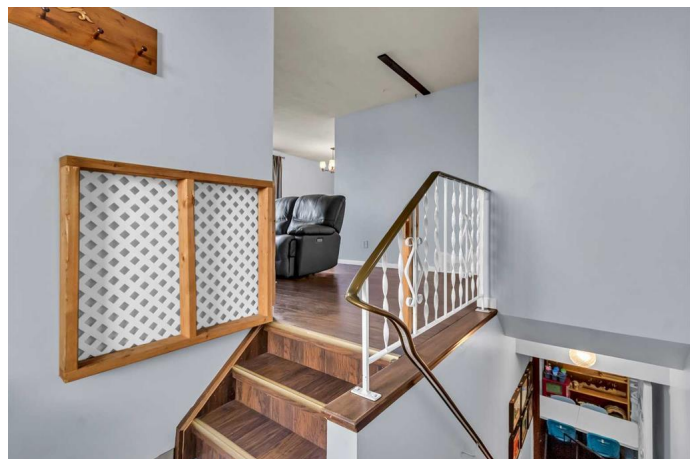
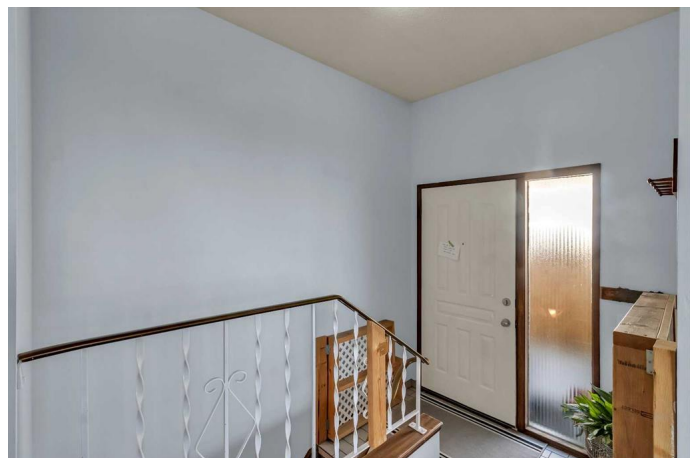
4 Bedroom, 2.00 Bathroom, 1,103 sqft

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, Single Garage Detached, Covered
# 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	43
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.