\$539,900 - 4040 Marbank Drive Ne, Calgary

MLS® #A2233990

\$539,900

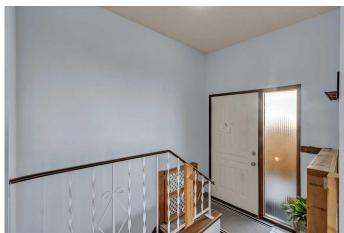
4 Bedroom, 2.00 Bathroom, 1,103 sqft Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully refurbished detached bungalow, offering 4 BEDROOMS and 2 full BATHROOMS â€" 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 â€" 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 â€" 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 \$539,900

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 Alley Access, Single Garage Detached, Additional Parking, Covered

of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric

Range

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 51

Zoning R-CG

Listing Details

Listing Office URBAN-REALTY.ca

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