

# \$675,000 - 1239 Mardale Drive Ne, Calgary

MLS® #A2240230

**\$675,000**

5 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Brand New Renovation: Your Dream Home Awaits!

Step into this meticulously renovated home, where every detail has been thoughtfully updated to offer modern comfort and style. From top to bottom, this property boasts brand-new renovations that will impress even the most discerning buyer.

The moment you arrive, you'll notice the striking new stucco exterior, giving this home exceptional curb appeal and lasting durability. Inside, the transformation continues with new windows throughout, flooding every room with natural light and ensuring energy efficiency.

The main living areas feature stunning laminate flooring, providing a contemporary look that's both durable and easy to maintain. In the kitchen and bathrooms, elegant new tile offers a sophisticated touch. The heart of the home, the kitchen, is a true showstopper with gleaming quartz countertops, ample cabinetry, and a dedicated separate coffee station â€” perfect for your morning routine or entertaining guests. Both bathrooms have been completely redone, offering modern fixtures and a spa-like feel.

Beyond the main living space, this property truly stands out with its mechanic's dream double garage. This oversized space is perfect for car enthusiasts, hobbyists, or anyone needing extra room for projects and storage. The large yard offers plenty of outdoor space



for relaxation, gardening, or family activities. Plus, for those seeking income potential or extended family living, a separate entrance leads to an illegal 2-bedroom suite, providing flexibility and added value.

This home is a rare find, offering a blend of luxurious upgrades, practical features, and versatile living options. Don't miss your chance to make this beautifully renovated property your own!

Built in 1971

**Essential Information**

MLS® #	A2240230
Price	\$675,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1239 Mardale Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3L7

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.