

# \$549,775 - 1043 Marcombe Crescent Ne, Calgary

MLS® #A2247000

**\$549,775**

3 Bedroom, 3.00 Bathroom, 1,639 sqft  
Residential on 0.12 Acres

Marlborough, Calgary, Alberta

**\*\*MORE SPACE, MORE COMFORT, MORE VALUE IN MARLBOROUGH!\*\*** Tucked away on a QUIET crescent in one of NE Calgary's most CONVENIENT family neighborhoods, this EXPANSIVE bungalow offers the space, style, and FLEXIBILITY you've been searching for. From the moment you arrive, the home's CLASSIC CURB APPEAL sets the tone. Step inside & prepare to be impressed—your jaw will drop at the MASSIVE, WELCOMING KITCHEN that's perfect for large family gatherings & everyday living. Just steps away, the WARM & INVITING FAMILY ROOM features a COMFORTING wood-burning fireplace & LARGE patio doors that fill the space with BRIGHT morning light & lead to your PRIVATE backyard. The lower level is a DREAM for entertaining or multi-generational living—two social rooms, a wet bar, another wood-burning fireplace, & even a separate entrance for added possibilities. The SPACIOUS master retreat boasts a giant walk-in closet—a rare find in homes of this era. And with your own double garage, you can say goodbye to scraping windshields in winter. All this can be yours for just \$29,977.50 down & \$2,745.52/month (O.A.C.). Join us for an open house every day—confirm times and come see why this could be your perfect next home!

Built in 1973

## Essential Information



MLS® #	A2247000
Price	\$549,775
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1043 Marcombe Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3h3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Separate Entrance
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 8th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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