# \$559,900 - 48 Mardale Crescent Ne, Calgary

MLS® #A2260952

## \$559,900

4 Bedroom, 3.00 Bathroom, 917 sqft Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Welcome to this UPDATED 4 bedroom, 3 bathroom bungalow with a RENOVATED ILLEGAL SUITE on a quiet street. The open-concept main floor features a modern UPDATED KITCHEN with updated appliances, including a brand-new \$2,000 fridge, plus a spacious living and dining area. The massive primary bedroom includes an UPDATED 2 PC ENSUITE, with a second bedroom and RENOVATED 4 PC MAIN BATHROOM nearby. A BRAND NEW WASHER AND DRYER are located at the back entrance. The basement suite offers an eat in kitchen. 2 bedrooms, 1 den, 1 bathroom, in-suite laundry, and ample storage. Mechanical updates include a NEW FURNACE, NEW HOT WATER TANK and NEW ATTIC INSULATION. The fully fenced backyard has a garden, greenhouse, tool shed, and patio. A paved alley leads to an oversized heated double garage. Walking distance to schools, parks, and shopping. Don't miss outâ€"book your showing today!



#### **Essential Information**

MLS® # A2260952 Price \$559,900

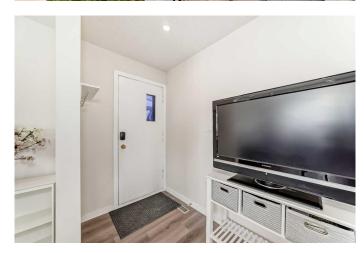
Bedrooms 4

Bathrooms 3.00

Full Baths 2







Half Baths 1

Square Footage 917

Acres 0.11

Year Built 1971

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 48 Mardale Crescent Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta

Postal Code T2A 3V5

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Asphalt, Double Garage Detached, Garage Door Opener,

Garage Faces Rear

# of Garages 2

#### Interior

Interior Features Closet Organizers, No Smoking Home, Open Floorplan, Separate

Entrance, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping,

Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 10th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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