

# \$567,500 - 5127 Marian Road Ne, Calgary

MLS® #A2260978

## \$567,500

4 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

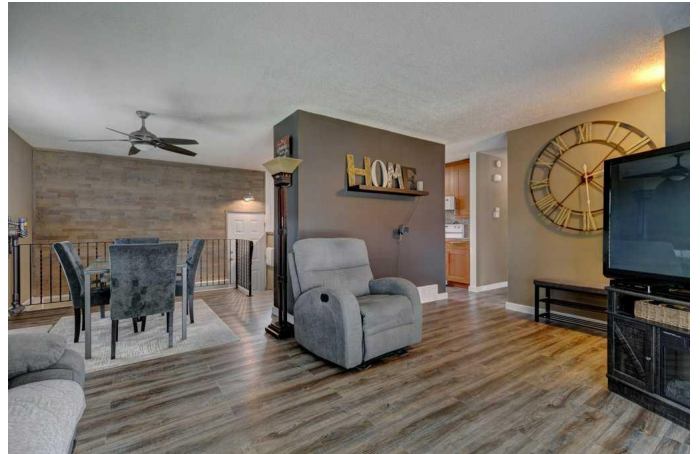
\*\*\* OPEN HOUSE Sat 4 Oct 2025 2pm - 4pm \*\*\*

This beautifully maintained and extensively updated bungalow offers a purposeful blend of functionality, style, and location. Situated on a generous 50x100 ft lot on a quiet, tree-lined street, this 4-bedroom, 2-bathroom home presents over 1,700 sq ft of total developed space, catering to families, professionals, and investors alike.

The main level is thoughtfully designed, featuring durable luxury vinyl plank flooring and custom blinds and shutters throughout. At the heart of the home is a professionally renovated kitchen, complete with stone countertops, full-height cabinetry, built in pantry, and tasteful finishes that balance both form and function. The main-floor bathroom has also been updated with a clean, modern aesthetic and a practical 3-piece layout, featuring a large trough sink, walk-in shower and stylish tile.

The fully developed basement is configured as an illegal suite offers over 700 sq ft of additional living space, ideal for multigenerational living or income potential. Mechanical upgrades include a new high-efficiency furnace and hot water tank (2021), a new roof (2024), and a newly installed fence (2025), providing peace of mind and low future maintenance costs.

Outdoors, the expansive, south-facing backyard is perfect for entertaining or relaxing, featuring a stone patio, RV parking capability, and a 445 sq ft heated, detached garage with



an 8-ft overhead doorâ€”ideal for car enthusiasts, a workshop, or extra storage. Located close to parks, schools, public transit, and amenities, this home represents an outstanding opportunity in a highly desirable, family-friendly community with idealic curb appeal.

Built in 1968

**Essential Information**

MLS® #	A2260978
Price	\$567,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5127 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Y2

**Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated, Garage Door Opener, Garage Faces Rear
# of Garages	2

**Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Crown Molding, Stone Counters, Tile Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Gentle Sloping, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Complete Realty
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