

# \$450,000 - 4108 Marlborough Drive Ne, Calgary

MLS® #A2261532

**\$450,000**

3 Bedroom, 1.00 Bathroom, 598 sqft  
Residential on 0.09 Acres

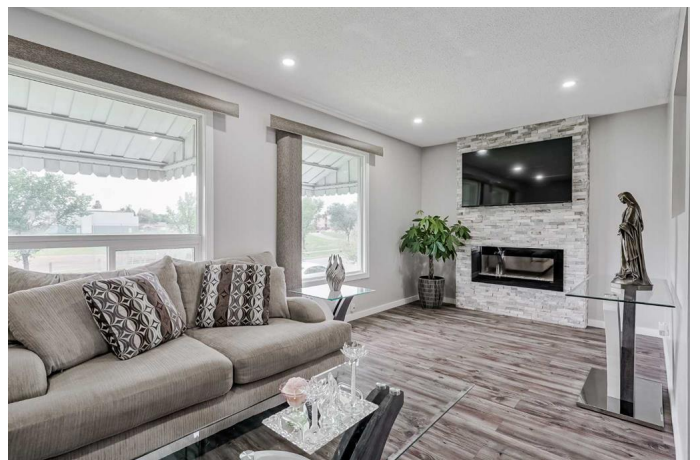
Marlborough, Calgary, Alberta

This beautifully maintained home has been completely renovated from top to bottom, featuring a brand-new kitchen, modern lighting, stylish new flooring, and fresh paint throughout the main floor. The layout is bright and inviting, perfect for both everyday living and entertaining. All three bedrooms are located in the basement, offering privacy and a quiet retreat for family or guests. The double car garage provides convenience and extra storage, while the generous lot of nearly 4,000 sqft offers ample outdoor space for recreation, gardening, or future expansion. Situated in a prime Marlborough location, this home is right across from the Marlborough Community Association, giving you easy access to recreational programs and community amenities. You're also just minutes from Marlborough Mall, schools, parks, restaurants, and all essential services, with quick access to Memorial Drive, Stoney Trail, and public transit. Ideal for first-time buyers, downsizers, or investors, this home combines modern updates, thoughtful layout, spacious lot, and an unbeatable location in one complete package.

Built in 1971

## Essential Information

MLS® #	A2261532
Price	\$450,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.09
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4108 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	46
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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