

# \$599,900 - 5036 Marshall Road Ne, Calgary

MLS® #A2226336

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Fantastic opportunity for a first time home buyer or investor! A well maintained bi-level sitting on a large pie lot located in the desirable and well established community of Marlborough. Formal entrance leads up to the spacious main floor featuring a large living room and dining room with oversized windows bringing in loads of natural light. The well appointed kitchen has lots of cupboard space, a breakfast nook and a back door that leads to your huge backyard and double detached garage. Lots of room to extend the garage and enjoy the space. Down the hall you will find 3 bedrooms and a 4pc, renovated bathroom with soaker tub and finished with ceramic tile. Options are endless in the partially developed basement equipped with 2 large bedrooms, a 4pc bathroom and wet bar. Lots of storage space in the laundry room. This home has original oak flooring and Air Conditioning! Close to restaurants, shops, schools, public transportation, 8 min to the Peter Lougheed Hospital and 11 minutes to downtown Calgary. Don't miss this opportunity and call for your viewing today!

Built in 1968

## Essential Information

MLS® #	A2226336
Price	\$599,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5036 Marshall Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A2Y8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Central Air Conditioner, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	41
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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