

# \$609,000 - 4971 Marcombe Road Ne, Calgary

MLS® #A2231769

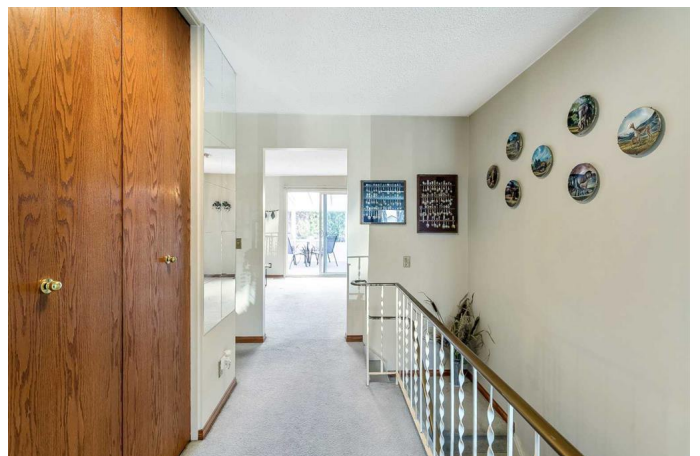
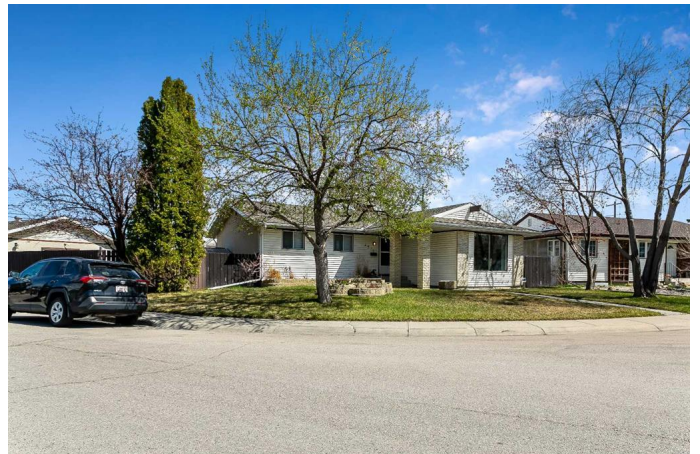
**\$609,000**

5 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.18 Acres

Marlborough, Calgary, Alberta

Welcome home to this rare opportunity to own one of the best bungalows on one of the biggest corner lots in one of the most sought-after communities in NE Calgary! First time on the market, since the original owner, this home offers over 2200 sq ft of developed living space, with 5 bedrooms, and 3 bathrooms and so much more! This property exudes pride of ownership and the curb appeal will wow you when you arrive on this quiet cul-de-sac and see the ample parking available and the well manicured property. The main floor offers a large foyer, with a bright living area, dining room and well equipped kitchen flooding with sunlight and at perfect breakfast bar/ island space. The family room area boasts the wood burning fireplace and opens onto the fully enclosed, rare sun room which allows for extra living space and is a perfect winter or summer entertaining in your private, fenced backyard. The main floor has 3 bedrooms with recent renovations, including baseboards, casings, lighting, newly renovated full bathroom, and a half bath, which completes this level. The lower level has an original rec room living area, a built in wet bar with seating, a second fireplace and is a perfect setting for those cozy nights at home. 2 more bedrooms, a half bath, work shop/storage area, and laundry room finish off this large lower level. This corner lot also boasts an oversized double car garage, RV parking pad with secured gate access, firepit area, immaculate landscaping and potential for all the outdoor additions and



activities. Newer updates since 2021 to include: Furnace, Hot H2O tank, shingles, full bathroom renovations, interior renovations and so much more. Endless possibilities on this +7900sq ft lot and to make this dream bungalow your next home! Close proximity to schools, transit, amenities, shopping, parks and easy access to Stoney Trail and Deerfoot Trail... this is NE inner city living at its finest. Welcome to your new home sweet home on Marcombe Road!

Built in 1973

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231769    |
| Price          | \$609,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,367       |
| Acres          | 0.18        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4971 Marcombe Road Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 4J5               |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, See Remarks, Storage

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, See Remarks, Trash Compactor

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Level, See Remarks

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 16th, 2025

Days on Market 51

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

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