

# \$640,000 - 4971 Marcombe Road Ne, Calgary

MLS® #A2203602

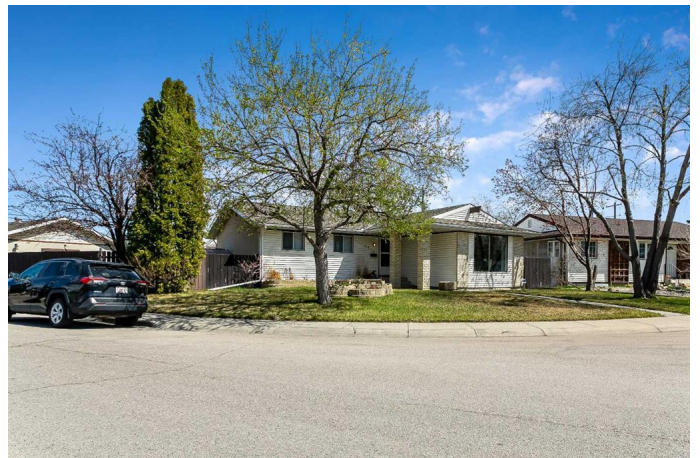
## \$640,000

5 Bedroom, 3.00 Bathroom, 1,367 sqft  
Residential on 0.18 Acres

Marlborough, Calgary, Alberta

**\*\*OPEN HOUSE: May 3rd from 11am-1pm**

**\*\*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 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® #	A2203602
Price	\$640,000
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
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Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Storage, Bookcases, Ceiling Fan(s), See Remarks
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	Private Yard, Fire Pit, Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Corner Lot, Few Trees, Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	The Real Estate District
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