

# \$674,900 - 619 52 Street Ne, Calgary

MLS® #A2252057

**\$674,900**

6 Bedroom, 4.00 Bathroom, 1,207 sqft

Residential on 0.17 Acres

Marlborough, Calgary, Alberta

| LEGAL BASEMENT with 3 BR & 2 FULL BATH | BRAND NEW KITCHEN UPSTAIRS | NEWER PEX PLUMBING + ELECTRICAL + DUAL FURNACES (2022) | MASSIVE FRONT & BACK CONCRETE PATIOS | 7500 SF LOT | Welcome to 619 52 Street NE, a fully renovated bungalow with a legal basement suite offering the perfect blend of comfort, space, and income potential. This property features 6 bedrooms and 4 full bathrooms with 2300 SF livable space. Recent renovations include fresh paint and a new main-floor kitchen with granite counter top, along with major mechanical upgrades completed in 2022: newer dual furnaces, PEX plumbing, dual electrical panels, LVP flooring and upstairs washer/dryer. With newer windows, new privacy fence, front & back concrete patios and pathways, this home is move-in ready. Sitting on a rare 7,500 sq. ft. lot, there's no shortage of outdoor space for family gatherings, kids to play, or future possibilities. Did I mention the oversized detached garage with new garage door opener? Conveniently located close to schools, shopping, transit, and major roadways, this home is ideal for large families or investors looking for a property with excellent rental potential. Airbnb, long term tenants, or simply big families? The possibilities are endless! Book your private showing today!

Built in 1970



## Essential Information

MLS® #	A2252057
Price	\$674,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,207
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	619 52 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2N5

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, Paved, Rear Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 7th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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