

# \$539,900 - 5023 Marlborough Drive Ne, Calgary

MLS® #A2246046

**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.11 Acres

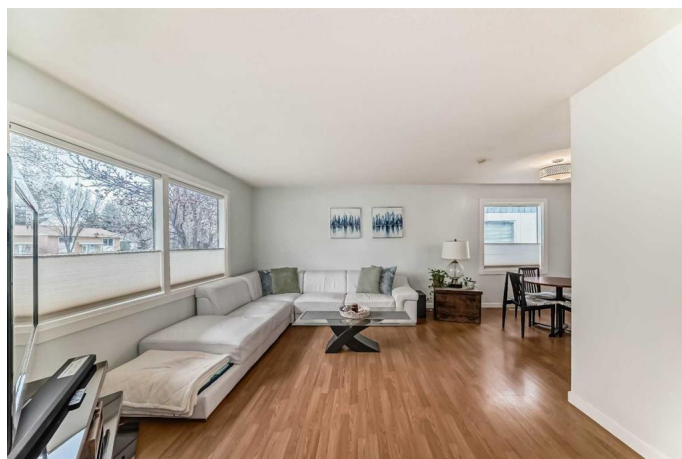
Marlborough, Calgary, Alberta

Welcome to this charming 3-bedroom home that combines comfort, convenience, and great value! Situated on a level, rectangular lot with mature trees and low-maintenance landscaping, this home is perfect for anyone looking for easy living in a quiet, family-friendly area near shopping and playgrounds. Inside, you'll find a spacious layout with durable laminate and linoleum flooring throughout. The kitchen comes fully equipped with essential appliances including a stove, fridge, and dishwasher. Includes a fully finished illegal suited basement – a good mortgage helper! Step outside to enjoy your private backyard retreat, complete with a hot tub – perfect for relaxing or entertaining all year round. Additional features include efficient forced-air natural gas heating and a convenient 2-car parking pad accessible from the back lane. This home is ready for you to move in and make it your own!

Built in 1968

## Essential Information

MLS® #	A2246046
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.11



Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5023 Marlborough Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z7

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.