

# \$689,900 - 4032 Marbank Drive Ne, Calgary

MLS® #A2223226

**\$689,900**

6 Bedroom, 4.00 Bathroom, 1,237 sqft  
Residential on 0.10 Acres

Marlborough, Calgary, Alberta

| FRESHLY RENOVATED | 6 BEDS | 4 BATHS | SEPARATE ENTRANCE | OVERSIZED DOUBLE DETACHED HEATED GARAGE | AC | Welcome to this beautifully renovated bungalow in the heart of Marlborough, offering nearly 2,200 sq ft of living space! This exceptional home features 6 bedrooms and 4 full bathrooms. As you step inside, you'll immediately notice the high-end finishes and open floor plan flooded with natural light. The spacious living area includes a sleek built-in electric fireplace with dark-finished smooth tiles and flows seamlessly into the stunning kitchen, complete with brand-new Samsung appliances, new cabinetry, quartz countertops, and a large island for added functionality and convenience. The master bedroom boasts a private 3-piece bathroom, and there are 2 additional spacious bedrooms on the main floor along with another full 3-piece bathroom. Convenient main floor laundry is tucked away in its own hallway, and the home also has air conditioning. Double detached heated garage in the back and parking pad which allows 2 additional parking spots for vehicles. The fully developed basement is perfect for rental income or extended family living. It features a separate entrance, 3 oversized bedrooms, 2 full 3-piece bathrooms, and a second full kitchen with appliances and separate laundry. Large windows in each basement bedroom bring in ample natural light. Home is located close to schools, playgrounds, public transit,



Marlborough Mall, Sunridge Mall, Peter Lougheed Centre, and several plazas, this home is the perfect combination of space, style, and convenience.

Built in 1972

**Essential Information**

MLS® #	A2223226
Price	\$689,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,237
Acres	0.10
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4032 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A3J1

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Oven
Heating	High Efficiency

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.