

\$469,900 - 71 Maranda Close Ne, Calgary

MLS® #A2236860

\$469,900

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.10 Acres

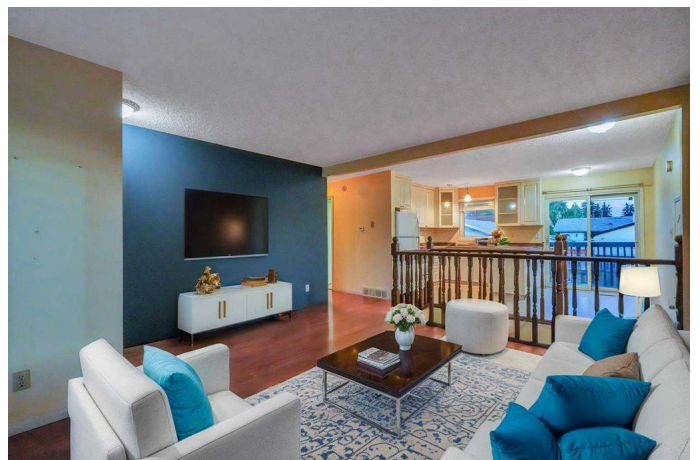
Marlborough, Calgary, Alberta

DETACHED UNDER \$470,000 | LARGE SOUTH BACKYARD | QUIET CUL-DE-SAC LOCATION | 4 BEDROOMS & 2 BATHS | DOUBLE GARAGE | HANDYMAN SPECIAL | WALK TO LRT & MARLBOROUGH MALL.

Located on a quiet cul-de-sac, this handyman special home is just steps from transit, shopping, and amenities, this well-located bungalow offers strong potential for those looking to renovate, invest or build equity.

Featuring a total of 4 bedrooms, 2 full bathrooms and a functional open layout, this home presents a solid foundation for a variety of buyer needs. The main level is filled with natural light thanks to a large bay window in the living room and a sliding patio door off the dining area that opens to the sunny south-facing backyard. The kitchen offers great prep and storage space with its peninsula island and extensive cabinetry, ready for customization. 3 bedrooms and a 4-piece bathroom complete the upper level.

Downstairs, a generous rec room, an additional bedroom, second full bathroom and ample storage provide flexibility for future development. Outside, enjoy a large deck for summer barbeques, a fenced backyard for privacy and a double detached garage accessible from the rear lane. Hot water on demand adds value, while the highly walkable location, just minutes from Marlborough Mall, the LRT station, schools and green space enhances lifestyle and long-term potential. This is a prime opportunity for investors,



flippers, or handy homeowners ready to take on a rewarding project in an established community!

Built in 1971

Essential Information

MLS® #	A2236860
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.10
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	71 Maranda Close Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Open Floorplan, Soaking Tub, Storage, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
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