

# \$579,000 - 508 Malvern Drive Ne, Calgary

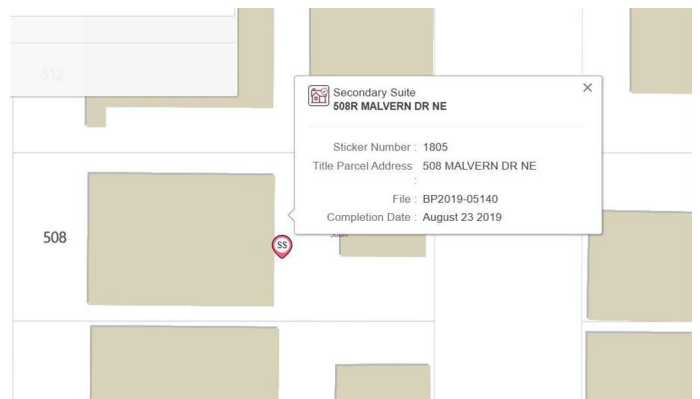
MLS® #A2238685

**\$579,000**

5 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.09 Acres

Marlborough Park, Calgary, Alberta

5 BEDS 2 BATHS | DETACHED GARAGE | LEGAL SUITE BASEMENT | SEPARATE LAUNDRY | GREAT LOCATION in Marlborough Park | Tenant occupied main floor and garage pay \$1,7000 plus 60% utilities . Tenant in basement pay \$1,000 plus 40% utilities , both are really good tenants. If a complete vacant possession needed, please give us 60 days from the firm deal, main floor can be vacant with shorter notice. Welcome to 508 Malvern Drive NE, a detached bungalow located in the heart of Marlborough Park, a quiet, family-friendly neighborhood known for its parks, schools, and community spirit. This home offers 5 bedrooms, 2 bathrooms, a double detached garage and large front and back yards for outdoor activities. Main Floor has a open floor plan: a cozy living room with a wood-burning fireplace, connected to the dining and kitchen. Kitchen has granite countertop, modern backsplashes, stainless steel appliances, ample cabinetry ideal for your family's needs. 3 good-sized bedrooms, one full bath, a laundry area convenient for living up renting down separately. The basement is a legal suite with everything needed for another family: separate entrance, 2 bedrooms 1 bathroom, kitchen, laundry and storage. Stepping out to enjoy a fully fenced private backyardâ€™ideal for kids, pets, or summer entertaining. This home stands out with its double detached garage and another parking pad providing plenty of parking spaces, updated roof, and unbeatable



locationâ€™just steps from schools, parks, shopping plaza, and transit. Bounded by 68 Street E, 52 Street E, Trans-Canada Highway, and Memorial Drive, offering excellent connectivity. Whether you're looking to settle down or invest, 508 Malvern Drive NE offers a fantastic opportunity in a diverse and multicultural neighborhood with strong community pride. Ready to make this house your home? Contact your realtor today to book a private showing and take the first step toward owning this fantastic property in Marlborough Park. Opportunities like this donâ€™t last longâ€™act now!

Built in 1976

**Essential Information**

MLS® #	A2238685
Price	\$579,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	508 Malvern Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5J1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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