# \$475,000 - 4108 Marlborough Drive Ne, Calgary

MLS® #A2248952

## \$475,000

3 Bedroom, 1.00 Bathroom, 598 sqft Residential on 0.09 Acres

Marlborough, Calgary, Alberta

OPEN HOUSE SAT 30th 12 pm to 1pm & SUN August 31st 11AM - 1PM This beautifully maintained home has been completely renovated from top to bottom, featuring a brand-new kitchen, modern lighting, stylish new flooring, and fresh paint throughout the main floor. The layout is bright and inviting, perfect for both everyday living and entertaining. All three bedrooms are located in the basement, offering privacy and a quiet retreat for family or guests. The double car garage provides convenience and extra storage, while the generous lot of nearly 4,000 sqft offers ample outdoor space for recreation, gardening, or future expansion. Situated in a prime Marlborough location, this home is right across from the Marlborough Community Association, giving you easy access to recreational programs and community amenities. You're also just minutes from Marlborough Mall, schools, parks, restaurants, and all essential services, with quick access to Memorial Drive, Stoney Trail, and public transit. Ideal for first-time buyers, downsizers, or investors, this home combines modern updates, thoughtful layout, spacious lot, and an unbeatable location in one complete package.







Built in 1971

#### **Essential Information**

MLS® # A2248952

Price \$475,000

3

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 598

Acres 0.09

Year Built 1971

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 4108 Marlborough Drive Ne

Subdivision Marlborough

City Calgary

County Calgary

Province Alberta

Postal Code T2A 2Z5

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Oven

Heating Central, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Garden

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 9

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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