

# \$525,000 - 5136 Marshall Road Ne, Calgary

MLS® #A2259310

**\$525,000**

3 Bedroom, 1.00 Bathroom, 1,079 sqft  
Residential on 0.14 Acres

Marlborough, Calgary, Alberta

Wonderful sunny and bright three bedroom bungalow is bursting with potential and just waiting for your ideas to bring it to life. Step inside to find a welcoming main floor with a dedicated dining room that flows into the kitchen, where a large picture window frames views of the expansive backyard and deck. The bedrooms are well proportioned and filled with natural light, offering a comfortable foundation for your personal touches. Downstairs, the home opens up to even more possibilities with a versatile layout that includes an office, a workshop for hobbies or projects, and a spacious recreation area that could be transformed into a cozy family room, home gym, or media space. Ample storage throughout the lower level ensures you will have room for everything, keeping your home both functional and organized. Outside, the property boasts a large backyard with endless potential for gardening, play areas, or outdoor living, and the double detached garage is perfect for anyone who enjoys working on projects, tinkering with tools, or simply needing extra space for vehicles and storage. The bones of this home are solid and the layout offers a fantastic starting point. With the right updates and vision, this bungalow has the potential to be the perfect family home in a friendly, established community close to schools, parks, shopping, and transit.

Built in 1969



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259310    |
| Price          | \$525,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,079       |
| Acres          | 0.14        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5136 Marshall Road Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A2Y9                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters, See Remarks, Storage                |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Private Yard, Storage |
| Lot Description   | Back Yard, Level             |
| Roof              | Asphalt Shingle              |

|              |                 |
|--------------|-----------------|
| Construction | Brick           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 27                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.