

\$559,900 - 5240 Marlborough Place Ne, Calgary

MLS® #A2206808

\$559,900

5 Bedroom, 3.00 Bathroom, 1,128 sqft
Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Charming & Established Bungalow in
Marlborough â€” With a Basement Suite!

Welcome to this inviting bungalow in the heart of Marlborough, offering spacious living, timeless charm, and an income-generating basement suite. Situated on an elevated lot with mature landscaping, this home exudes warmth and character while providing a functional layout perfect for families or investors alike.

Inside, the main level features a bright living area, a well-appointed kitchen, and generously sized bedrooms, creating a comfortable and inviting space. Large windows bring in ample natural light, enhancing the homeâ€™s cozy appeal.

The fully developed basement boasts a separate suite with its own kitchen, spacious family room, three additional bedrooms, and a full bathroomâ€”ideal for extended family or rental income.

This home sits on a spacious lot with mature landscaping and well-maintained interiors with timeless finishes. Large windows throughout allow for plenty of natural light, creating a welcoming atmosphere. Located in an established community, it is close to parks, schools, shopping, and transit, making it a highly desirable option for homeowners and investors alike.



Whether you're looking for a comfortable family home, an investment property, or both, this Marlborough gem has it all. Don't miss out—schedule your showing today!

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206808 |
| Price | \$559,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,128 |
| Acres | 0.16 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5240 Marlborough Place Ne |
| Subdivision | Marlborough |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 2Z9 |

Amenities

| | |
|----------------|------|
| Parking Spaces | 2 |
| Parking | None |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance, Storage |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer, Central Air Conditioner |
| Heating | Forced Air |

| | |
|--------------|---------------------------------------|
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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