# \$659,000 - 23 Marbank Way, Calgary

MLS® #A2237390

### \$659,000

4 Bedroom, 2.00 Bathroom, 1,050 sqft Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Welcome to 23 Marbank Way NE, an incredible opportunity to own a thoughtfully updated property in one of NE Calgary's most convenient locations! This charming and upgraded bungalow features 4 bedrooms and 2 full bathrooms, offering an ideal layout for families, investors, or multi-generational living. The main floor has been newly renovated, showcasing stylish finishes, modern lighting, and a refreshed kitchen that's both functional and inviting. Downstairs, you'II find a LEGAL BASEMENT SUITE with a private entrance, a perfect setup for rental income or as a mortgage helper. The home sits on a large lot with a double detached garage, and the fully fenced backyard provides great space for kids, pets, or future landscaping ideas. Located close to schools, public transit, shopping, parks, and with quick access to major routes, this home offers exceptional convenience and versatility. Whether you're an investor looking for a turnkey income property or a homeowner hoping to offset your mortgage, this home delivers on value and potential. Don't miss your chance, schedule your viewing today!







Built in 1972

### **Essential Information**

MLS® # A2237390 Price \$659,000 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,050

Acres 0.11

Year Built 1972

Type Residential

Sub-Type Detached

Status Active

## **Community Information**

Address 23 Marbank Way

Bungalow

Subdivision Marlborough

City Calgary

County Calgary

Province Alberta

Postal Code T2A 4A2

#### **Amenities**

Style

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 5th, 2025

Days on Market 7

Zoning RC-G

# **Listing Details**

Listing Office eXp Realty

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