

# \$749,000 - 4320 Marbank Drive Ne, Calgary

MLS® #A2194203

**\$749,000**

7 Bedroom, 3.00 Bathroom, 1,102 sqft  
Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Charming 7-Bedroom Home with Modern Upgrades!

Welcome to this meticulously maintained, newly renovated 7-bedroom home, perfectly situated on a desirable corner lot. Conveniently located near transit, schools, shopping, and restaurants, this property is ideal for larger families seeking comfort and accessibility.

Highlights include:

- Oversized single detached garage
- New roof installed in 2024
- Four new egress basement windows for added light and safety
- Fresh interior paint throughout
- Durable, scratch and water-resistant vinyl flooring in the basement
- Newly added kitchen and laundry facilities on the main floor
- Water softener for enhanced water quality
- Currently occupied by tenants who may be willing to stay, this home offers a fantastic investment opportunity while providing ample space for your family. Don't miss out on this gem—schedule your viewing today!

Built in 1972

## Essential Information

MLS® #                      A2194203



Price	\$749,000
Bedrooms	7
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4320 Marbank Drive Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3J2

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 12th, 2025

Days on Market      51

Zoning                 R-CG

### **Listing Details**

Listing Office         Diamond Realty & Associates LTD.

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