

# \$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        29

Zoning                  R-CG

### **Listing Details**

Listing Office            Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.