

4040 Marbank Drive NE
Calgary, Alberta**MLS # A2249785****\$530,000**

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Covered, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this beautifully refurbished detached bungalow, offering 4 BEDROOMS and 2 full BATHROOMS — ideal for families or savvy investors! The main level welcomes you with a bright, spacious living room featuring a large window that floods the space with natural light. It flows seamlessly into the dining area and a bright kitchen, offering abundant storage and counter space. This open and functional kitchen is perfect for preparing family dinners, with a layout that offers a touch of separation from the main living area while maintaining easy access to the dining space — perfect for spending quality time together. Three generous bedrooms and a full bathroom complete the upper floor. Step inside to discover a host of recent UPGRADES, including new vinyl plank flooring, fresh paint throughout, upgraded appliances, updated cabinetry and hardware, modern light fixtures, and more. The fully developed lower level features a massive recreation room, ideal for relaxing or entertaining. You'll also find one additional bedroom, a 3-piece bathroom, laundry area, and plenty of storage space. This is an exceptional opportunity for first-time buyers, investors, or families seeking space and flexibility in a fantastic location. Located within walking distance to schools, shopping, transit, and all amenities. Outside, enjoy a concrete patio, an oversized single garage, two additional covered parking spaces, and a large, fully fenced backyard — perfect for outdoor activities. Situated in a prime location just minutes from Marlborough Mall, Walmart, restaurants, and both bus and train transit. The current owner has operated a licensed daycare/child care business from the home for several years — a valuable setup for anyone looking to start a home-based business. The basement offers the potential to be converted into a separate suite with its own entrance,

with only minor modifications required. Please note that establishing a secondary suite would be subject to approval and permitting by the city/municipality. Don't miss out — schedule your private showing today and explore the potential of this Marlborough gem!