

832 Marlborough Way NE  
Calgary, Alberta

MLS # A2215241



## \$590,000

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Central, Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** None

**Foundation:** Poured Concrete

**Features:** Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** none

Welcome to this spacious bungalow in the heart of Marlborough! This well-maintained home features 5 bedrooms—3 upstairs and 2 downstairs—perfect for growing families or multi-generational living. Enjoy the convenience of two full 4-piece bathrooms, one on each level. The property boasts a large family room both upstairs and downstairs, offering plenty of space for relaxation and entertaining. The illegal basement suite provides added flexibility and potential. Outside, you’ll find an oversized single detached garage and a generous yard. Ideally located close to schools, parks, and shopping, this home combines comfort, space, and unbeatable convenience.