



GRASSROOTS
REALTY GROUP

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**832 Marlborough Way NE
Calgary, Alberta**

MLS # A2215241



\$590,000

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

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	None	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

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.