



GRASSROOTS
REALTY GROUP

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5232 Marshall Road NE
Calgary, Alberta

MLS # A2225565



\$625,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1968 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Quartz Counters		

Inclusions: Washer X 2, Dryer X 2, Hood Fan X 2, Microwave X 2, Refrigerator X 2, Stove X 2, Dishwasher X 2, All window coverings (this includes all blinds, curtains and valances), Computer desk in upstairs bedroom

****COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY AUGUST 16 FROM 12-3PM**** This beautifully maintained and thoughtfully updated home, featuring over 2,000 square feet of living space, is ideal for single-level living with the bonus of a legal basement suite. Step inside and be greeted by an abundance of natural light streaming through a large southwest facing bay window, highlighting the open-concept floor plan. This charming mid-century home has been lovingly cared for and enhanced with numerous upgrades, including fresh paint, newer flooring, and vinyl windows (2018) throughout the main floor. The kitchen is both functional and tasteful, featuring maple cabinetry, brand-new quartz countertops, and stainless-steel appliances. With generous counter space and ample storage, it's designed to meet the needs of modern living. The main floor is completed by three spacious bedrooms, a full 4-piece bathroom, and the convenience of a stackable washer and dryer. The legal basement suite, completed in 2023, is a standout feature — boasting its own bright, modern kitchen with crisp white finishes, two bedrooms, a full 4-piece bathroom, and separate laundry. The basement also includes newer windows, two high-efficiency furnaces, and a hot water tank (all 2023), ensuring comfort and energy efficiency year-round. Additional highlights include a newer air conditioning unit (2023), a large backyard perfect for gatherings, and an oversized two-car garage. Conveniently located just minutes from Memorial Drive, Marlborough Mall, and the Marlborough C-Train station, this home offers exceptional value and flexibility for homeowners and investors alike.