



GRASSROOTS
REALTY GROUP

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4609 Marcombe Way NE
Calgary, Alberta

MLS # A2226727



\$514,980

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	887 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: Basement Deep Freeze

Welcome to 4609 Marcombe Way NE, a beautiful detached home offering exceptional value in Calgary's northeast. Situated on a mature, tree-lined corner lot in a family-friendly community, this well-maintained bungalow features 887 square feet on the main floor and a spacious layout that lives larger than expected. The main level offers two bedrooms, a bright and functional kitchen and dining area, and direct access to a private deck—ideal for enjoying sunny evenings. The fully developed basement adds nearly 800 square feet of additional living space, including a third bedroom, a three-piece bathroom, a large family room with a cozy wood-burning stove, and plenty of storage. Updates include newer windows and exterior doors, and the shingles on both the house and garage were replaced in 2021. The property boasts a large, fully fenced backyard with mature trees—perfect for outdoor living, children, and pets. A 21' x 23' double detached garage is accessed from the rear lane, with additional off-street parking for extra vehicles, an RV, or recreational toys. Located close to schools, parks, shopping, and transit, this home offers outstanding value for a detached property in Calgary—perfect for families, first-time buyers, or investors. Book your private showing today!