



GRASSROOTS
REALTY GROUP

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**23 Marbank Way
Calgary, Alberta**

MLS # A2237390



\$659,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Marlborough | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,050 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | RC-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island | | |

Inclusions: Shed

Welcome to 23 Marbank Way NE, an incredible opportunity to own a thoughtfully updated property in one of NE Calgary's most convenient locations! This charming and upgraded bungalow features 4 bedrooms and 2 full bathrooms, offering an ideal layout for families, investors, or multi-generational living. The main floor has been newly renovated, showcasing stylish finishes, modern lighting, and a refreshed kitchen that's both functional and inviting. Downstairs, you'll find a LEGAL BASEMENT SUITE with a private entrance, a perfect setup for rental income or as a mortgage helper. The home sits on a large lot with a double detached garage, and the fully fenced backyard provides great space for kids, pets, or future landscaping ideas. Located close to schools, public transit, shopping, parks, and with quick access to major routes, this home offers exceptional convenience and versatility. Whether you're an investor looking for a turnkey income property or a homeowner hoping to offset your mortgage, this home delivers on value and potential. Don't miss your chance, schedule your viewing today!