



**GRASSROOTS**  
REALTY GROUP

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**4609 Marcombe Way NE**  
**Calgary, Alberta**

**MLS # A2247940**



**\$489,980**

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

<b>Heating:</b>	Central, Forced Air, Natural Gas
<b>Floors:</b>	Cork, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bookcases

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Basement Deep Freeze

Welcome to 4609 Marcombe Way NE, a beautiful detached home on a large corner lot offering exceptional value in Calgary's northeast. 3 Bed, 2 Bath, 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!