



GRASSROOTS
REALTY GROUP

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5204 Marbank Drive NE
Calgary, Alberta

MLS # A2262845



\$450,000

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	963 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Level		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Electric Stove in the basement, Range Hood in the basement, Refrigerator in the Basement

UPDATED BI-LEVEL W/ 2- BED ILLEGAL SUITE W/ BACKYARD STEPS TO TRANS-CANADA CENTRE! Welcome to 5204 Marbank Drive NE — An amazing rental property that's had a 100% tenancy rate! With rental potential of \$3,000+ per month, this bi-level semi-detached home offers dependable cash flow and excellent long-term value for investors or first time home buyers looking for a mortgage helper. The property includes a finished illegal 2-bed basement suite with a shared side entrance, a total of 3 beds up and 2 beds down, a generous backyard & a paved back lane — the essential setup for a steady, low-maintenance investment in an established, transit-connected area. Step inside and you'll find a bright open-concept main floor with large front windows that bring in plenty of natural light. The functional kitchen with granite countertops, maple cabinetry, and a good-sized island which acts as a central gathering hub, while the living room flows easily into a dedicated dining area. Sliding doors in the dining area open to a sun-filled SW facing balcony, perfect for enjoying a morning coffee! Three spacious bedrooms and a full bathroom complete the upper level, making this floor ideal for a family tenant or an owner-occupant looking to live up and rent down. Downstairs, the lower level offers a fully developed nearly 900 SQFT illegal suite with two bedrooms, a full kitchen, a 3pc bathroom, and generous living area. Outside, the property offers a fully fenced yard & rear lane access. Location-wise, you are down the block from the TransCanada Centre providing you with plenty of amenities including Save-On-Foods, Tim Hortons, GYM VMT Fitness Centre, and plenty of dining options. You are also 2 blocks away from Chris Akkerman School & walking distance to Bob Edwards school & Tennis Courts. Just a short 5 min drive away is Sunridge Mall,

Marlborough Mall with easy C-Train access to the rest of the city, plus several major roadways including Memorial Drive, 16th Ave & Deerfoot Trail. Jumping in the car: Downtown is a 14 min drive (9.2KM), Airport is a 15 min drive (17.2KM), & Banff is a 1hr 37 min drive (133KM).