



GRASSROOTS
REALTY GROUP

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4704 Marbury Place NE
Calgary, Alberta

MLS # A2273570



\$648,000

Division:	Marlborough		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,484 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Insulated, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, Kitchen Island, Pantry		

Inclusions: None

Welcome to this truly unique detached 5-LEVEL SPLIT HOME with just under 3000sqft of living space, located in the established community of Marlborough, set on an impressive 9117 sq ft pie-shaped lot—a rare find in the area! This property features two developed lower levels offering exceptional fully usable space; no crawl space here! With 6 bedrooms in total, the layout is ideal for large families, multi-generational living, or rental potential, featuring 3 spacious bedrooms and a 5-piece bathroom with dual vanities on the top level, an additional main-floor bedroom that was converted from the former attached garage, is the perfect spot for a home office, gym, or children's playroom, and two more bedrooms across the lower levels. The main floor boasts an updated kitchen with granite countertops, stainless steel appliances, a spacious corner pantry, and ample cabinetry, opening to a large breakfast nook and flowing into a cozy living and dining room, perfect for everyday living and hosting gatherings. The second level offers a bright, sun-filled great room with expansive windows, creating an inviting space to relax. Outside, enjoy the massive backyard complete with an oversized insulated detached garage with 220V wiring, ideal for a workshop or hobbyist, plus added peace of mind with central air conditioning, a newer roof, furnace, and hot water tank—making this standout property a must-see! Living in Marlborough offers the perfect balance of convenience and community in Calgary's northeast. This well-established neighborhood is known for its mature trees, large lots, and family-friendly atmosphere, with excellent access to schools, parks, shopping, public transit, and major roadways including Memorial Drive and Stoney Trail. Residents enjoy nearby amenities such as Marlborough Mall, local shops, recreation centres, and green spaces,

making daily errands and commuting easy while still benefiting from the charm of a long-standing, welcoming community!