



GRASSROOTS
REALTY GROUP

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48 Marbank Place NE
Calgary, Alberta

MLS # A2276152



\$399,900

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,205 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: 2 Sheds

Welcome to 48 Marbank Place, an inspiring three-bedroom duplex, offering over 1400 square feet of developed living space and endless potential! This turnkey property is the perfect live-in or rent-out investment, with a configuration for families or young professionals, no condo fees, and a central location close to transit, amenities and inner-city Calgary! And yes, this duplex is not a condo, which means no condo fees, or condo board restrictions – so all your furry friends are welcome, phew! From the moment you arrive, this residence captivates with charming curb-appeal and its quiet cul-de-sac location. The formal entryway welcomes you with a plethora of natural light and transitions into the generous family room, an unforgettable space for family game nights. Walk through to your culinary retreat, which is timeless in design and is elevated with luxury vinyl plank flooring, new cabinetry, under cabinet lighting, refined tile backsplash and professional grade appliances - including a striking induction with range. The kitchen opens on to your dining area, and from here, you have a storybook window overlooking your backyard. A rare and welcomed feature of this residence is the private powder room, newly remodelled, adding comfort between family members and guests. Ascend upstairs, where you will fall in love with your primary retreat! This sanctuary can easily accommodate a king-sized bed and more! Upstairs, you have two more large bedrooms with spacious closets and a bespoke four-piece bath. The designer bathroom is a true showpiece, showcasing a gorgeous new vanity, and brilliant dimension from the contrasting hues of the sophisticated tile throughout, a notable re-design. A standout feature of this duplex is that it offers a developed basement – with original charm! The lower level can be converted into a fourth bedroom or utilized as a gym, family

room, or kids's hangout! This space awaits your creativity & with further development possible in the oversized storage/laundry room. The true 'Piece De Resistance' is the extraordinary backyard. This 'Hallmark Worthy' retreat offers an expansive patio complemented by a lux Mirador Aluminium Pergola & valued at \$2,500 & offering customizable sun and shade. From here, take in your lush gardens including the mature lilac tree and once the sun sets, unwind roasting marshmallows on your fire-pit, a remarkable outdoor experience! A renovated home in Marlborough Park ensures modern living in an established neighbourhood, close to transit, shopping and amenities. This residence is perfect those looking to right-size, with a duplex that offers exceptional value and leaves nothing to be desired!