



**23 Marbank Way NE**  
**Calgary, Alberta**

**MLS # A2291649**



**\$559,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance		

**Inclusions:** Shed

Welcome to 23 Marbank Way NE, where opportunity meets smart living. This beautifully updated bungalow offers 4 bedrooms and 2 full bathrooms, perfectly designed for families, investors, or multi generational living. Step inside to a fully renovated main floor featuring modern finishes, upgraded lighting, and a sleek, functional kitchen that flows seamlessly into a bright and inviting living space, perfect for both relaxing and entertaining. Downstairs, a LEGAL basement suite with its own private entrance unlocks strong rental potential or the perfect mortgage helper. Sitting on a generous lot, this home also features a double detached garage and a fully fenced backyard with plenty of room for kids, pets, and future possibilities. Located in a highly convenient Northeast Calgary community, close to schools, parks, shopping, transit, and major routes, this property delivers both lifestyle and long-term value. Whether you're looking to invest or live smarter, this is a home that works for you. Book your private showing today.