



**4723 Marbury Place NE  
Calgary, Alberta**

**MLS # A2291727**



**\$514,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Other, Rectangular Lo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Laminate Counters, See Remarks, Storage		

**Inclusions:** None

Located on a quiet cul-de-sac, this welcoming 1,183 sqft. bungalow offers comfortable living with a bright layout, updated laminate flooring, and a massive lot providing excellent outdoor space. Step inside to a bright and inviting living room highlighted by expansive front windows that fill the space with natural light and create a warm atmosphere. The kitchen is thoughtfully designed with an abundance of cupboards, generous counter space, and a new oven. Its layout flows beautifully for hosting, with windowed double doors leading directly to a custom-built deck that creates a seamless indoor-outdoor connection. The deck is gated and connects to a gently sloped accessibility ramp, making it a great option for those seeking a mobility-friendly home, while also providing convenient access to the front of the property. The main level features three comfortable bedrooms, a 4-pc main bathroom, and a 2-pc ensuite. Freshly updated paint throughout the home adds a clean, refreshed feel and provides an inviting backdrop for your personal style. Downstairs, the basement includes a dedicated laundry area with washer and dryer, a partially developed room, and extensive storage space. The basement offers excellent potential for a future basement suite (subject to municipal approval) as a mortgage helper, or a development for your own enjoyment. Outside, the backyard includes a large double detached garage and a generous yard that offers plenty of room to relax, garden, or enjoy time outdoors. The setting provides a pleasant space to unwind while still having room for practical use. With convenient access to nearby shopping, amenities, and major routes for easy travel throughout the city, this is a rare opportunity to settle into a comfortable, well-located home with thoughtful features and future potential.