



**119 Mardale Crescent NE
Calgary, Alberta**

MLS # A2293346



\$555,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Basement Hood Fan, Electric Stove, and Refrigerator.

Welcome to this well-maintained detached family home in the established community of Marlborough, offering a functional layout, thoughtful upgrades, and excellent potential for families, investors, or multi-generational living. Situated on a quiet residential street, this charming home features over 1,700 sq ft of developed living space, a separate side entrance, and a large oversized double detached garage, providing both comfort and versatility. Recent upgrades add tremendous value and peace of mind, including a NEW roof, newer furnace, NEW interior doors, and NEW vinyl plank flooring throughout. Step inside to a welcoming foyer that leads into a bright and spacious living room, where a large front window fills the space with natural light. The adjoining kitchen and dining area offers generous cabinet space and ample room for everyday meals or entertaining guests. Down the hall, you'll find three well-sized bedrooms, including a comfortable primary bedroom, along with two additional bedrooms ideal for children, guests, or a home office. A 4-piece bathroom completes the main level. The home features a separate side entrance leading to the fully finished basement illegal suite, offering excellent flexibility for extended family or future rental potential. The lower level includes two bedrooms, a spacious recreation room, a second kitchen, a 3-piece bathroom, and utility room. Step outside and enjoy gatherings in your large landscaped backyard, designed for both relaxation and entertaining. The yard features beautiful stone planters, a welcoming poured concrete patio, poured walkways, and a cozy fire pit area, creating a perfect space for summer evenings with family and friends. At the rear of the property, you'll find an oversized double detached garage with convenient access from the paved back alley, providing ample room for vehicles, storage,

or a workshop. Located in the well-established northeast Calgary community of Marlborough, this home offers outstanding accessibility and everyday convenience. Residents enjoy close proximity to schools, parks, shopping, public transit, and major roadways including Memorial Drive and Stoney Trail. You're just minutes from Marlborough Mall, grocery stores, restaurants, recreation facilities, and the CTrain station, making commuting and daily errands simple. The neighborhood is also known for its strong sense of community. Whether you're looking for a comfortable family home with room to grow, an investment property, or a home with flexible living space, this Marlborough property offers exceptional value in a prime location.