



**5216 Marian Road NE  
Calgary, Alberta**

**MLS # A2298591**



**\$499,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough                               |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bungalow                                  |               |                   |
| <b>Size:</b>     | 1,055 sq.ft.                              | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot     |               |                   |

|                    |                       |
|--------------------|-----------------------|
| <b>Heating:</b>    | Forced Air            |
| <b>Floors:</b>     | Laminate, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle       |
| <b>Basement:</b>   | Full                  |
| <b>Exterior:</b>   | Stucco, Wood Frame    |
| <b>Foundation:</b> | Poured Concrete       |
| <b>Features:</b>   | Separate Entrance     |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Welcome to this well-maintained bungalow full of potential. With long time owners, this home remains in largely original condition with some meaningful upgrades, making it an ideal blank canvas for first time buyers, investors, or renovators looking to create long-term value. The main level offers 1,055 sq. ft. with two large bedrooms, open living room with large windows that bring in a lot of natural light, dining area, functional kitchen and full bathroom. The layout provides an excellent foundation to reimagine and customize to suit modern living. The basement is completely finished with a large second living space, bar area, bedroom, full bathroom and separate entrance adds flexibility and enhances the property's future possibilities. Set on a generous 50' x 100' lot and fenced backyard, and an attached single garage. Located on a quiet, well-established street with many of the other homes recently renovated. Close to schools, baseball diamonds, playground, shopping, transit, and major routes. Whether you're looking to renovate, invest, or build equity over time, this property represents a solid starting point with endless possibilities. Call for a private viewing today!