



**4609 Marcombe Way NE  
Calgary, Alberta**

**MLS # A2303431**



**\$450,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Many Trees, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** Basement Deep Freezer

Welcome to 4609 Marcombe Way NE, a fantastic opportunity to own a detached home offering exceptional value in Calgary's northeast. This well-maintained bungalow features 3 bedrooms and 2 bathrooms, ideally situated on a mature, tree-lined corner lot that provides extra space, privacy, and flexibility. With 887 square feet on the main floor, the home offers a functional layout that lives larger than its size. The main level includes two bedrooms, a bright and practical kitchen and dining area, and direct access to a private deck—perfect for enjoying sunny evenings. A brand new washer and dryer have just been installed, adding immediate value and convenience. The fully developed basement expands your living space with nearly 800 additional square feet, featuring a third bedroom, a three-piece bathroom, a spacious family room with a cozy wood-burning stove, and ample storage. Recent updates include newer windows and exterior doors, along with shingles replaced in 2021 on both the house and the garage. The oversized corner lot truly sets this property apart, offering a large, fully fenced backyard with mature trees—ideal for families, pets, and outdoor living. The 21' x 23' double detached garage is complemented by additional off-street parking with plenty of room for RVs, boats, trailers, or other recreational toys. Located just minutes from the community school, parks, shopping, and transit, this home delivers outstanding value and versatility for families, first-time buyers, or investors.