



**1108 Marcombe Crescent NE
Calgary, Alberta**

MLS # A2303472



\$539,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Diesel garage heater(as is), electric fireplace

Welcome to 1108 Marcombe Crescent NE - an exceptional opportunity nestled on a quiet, family-friendly street in the heart of Marlborough! Get a very well maintained property with an ILLEGAL SUITE with a SEPERATE ENTRANCE and a DOUBLE DETACHED GARAGE! This beautiful, family friendly home sits on a generous lot with a paved back alley and features a DOUBLE DETACHED GARAGE with diesel stove heater to heat the garage, offering both convenience and long-term value. From the moment you arrive, you'll notice the stunning exposed aggregate walkway leading to a charming front porch—perfect for morning coffee or relaxing evenings. The home's durable stucco exterior adds both nice curb appeal and low-maintenance living. Inside, you'll find a functional and versatile layout with 4 bedrooms + den and 2.5 bathrooms. The main floor offers 3 spacious bedrooms and 1.5 baths, complemented by large vinyl windows that bring in an abundance of natural light. It also has very well maintained hardwood flooring in main living area that can be kept or refinished. The kitchen has well maintained laminate countertops and is equipped with updated appliances (2022), making it move-in ready for homeowners or tenants alike. There is a SEPERATE ENTRANCE for the 1 bedroom + den, 1 bathroom ILLEGAL SUITE, providing excellent income potential. The den could easily be converted into a second bedroom (with the addition of a window), maximizing rental value and flexibility. Major upgrades have already been taken care of, giving buyers peace of mind: Newer roof (approx. 3–4 years) Garage roof (approx. 1 year) High-efficiency furnace (approx. 3 years) Newer washer (approx. 1 year) Vinyl windows throughout Newer fencing This home has been lovingly maintained with evident

pride of ownership, making it truly stand out. Located in an established NE community, you're just minutes from Marlborough Mall, schools, parks, and transit, with quick access to major routes like Memorial Drive and Stoney Trail. Enjoy nearby walking paths, green spaces, and all the everyday amenities that make this area so convenient for families and investors alike. Whether you're looking to live up and rent down, renovate, flip, or hold as a long-term investment, this property offers endless potential at an unbeatable value. Don't miss your chance to own a cash-flowing, move-in ready home in a prime location—this one won't last!