



**4320 Marbank Drive NE  
Calgary, Alberta**

**MLS # A2194203**



**\$749,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** none

Charming 7-Bedroom Home with Modern Upgrades! Welcome to this meticulously maintained, newly renovated 7-bedroom home, perfectly situated on a desirable corner lot. Conveniently located near transit, schools, shopping, and restaurants, this property is ideal for larger families seeking comfort and accessibility. Highlights include: Oversized single detached garage New roof installed in 2024 Four new egress basement windows for added light and safety Fresh interior paint throughout Durable, scratch and water-resistant vinyl flooring in the basement Newly added kitchen and laundry facilities on the main floor Water softener for enhanced water quality Currently occupied by tenants who may be willing to stay, this home offers a fantastic investment opportunity while providing ample space for your family. Don't miss out on this gem—schedule your viewing today!