



GRASSROOTS
REALTY GROUP

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14 Marwood Circle NE
Calgary, Alberta

MLS # A2208307



\$550,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Sauna		

Inclusions: Play structure, living room mirror, curtains, kitchen pendant light, old fridge

Welcome to 14 Marwood Circle NE – A Gardener’s Paradise on a Quiet Street! This well-maintained bungalow is perfectly situated just a short walk from Marlborough Mall and the LRT station, offering convenience without compromising on peace and privacy. The true star of this home is its incredible yard – a professionally landscaped oasis filled with perennials that bloom in sequence throughout the seasons, ensuring your outdoor space is the envy of the neighbourhood all year long. Step inside to find hearty bamboo hardwood floors, updated windows, and fresh paint that enhance the functional main floor layout. The kitchen offers generous storage and seamlessly flows out to a low-maintenance composite deck, where you can enjoy year-round views of your stunning yard overlooking Marwood Playground. The main level includes three bedrooms and a convenient 2-piece ensuite in the primary bedroom. A separate entrance leads to the basement, which offers great potential for multigenerational living. Downstairs, you’ll find a spacious living area with a cozy fireplace, bar, a fourth bedroom, a full bathroom, even a sauna – perfect for unwinding after a long day. Outside enjoyment will be further enhanced with a new back fence (to be installed) With quick access to Memorial Drive, Stoney Trail, and downtown Calgary, this home offers the ideal blend of location, lifestyle, and long-term value.