

# \$559,900 - 1076 Marcombe Crescent Ne, Calgary

MLS® #A2208912

**\$559,900**

5 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Back on the market! This is your opportunity to get in on a fine home at a fabulous price! GREAT location with local traffic only! Super easy access to major routes like Hwy 1, Stoney Trail and Memorial Drive make commuting a breeze. Schools and lots of shopping are within minutes for your convenience. Upgrades include most windows, rear door and flooring as well as excellent overall general maintenance. The upstairs has been opened up from the kitchen to the living room to enjoy those family gatherings. From the separate rear entrance, head on down to the generous size family room on the lower level. There are 2 rooms used as finished bedrooms neither has proper egress. A FULL bathroom completes the nicely developed basement. Outside there is a double garage in back and a nice south facing deck to enjoy those warm summer evenings! This fine home is in turnkey condition and awaits new owners to enjoy for many years to come!

Built in 1971

## Essential Information

MLS® #	A2208912
Price	\$559,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,035
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1076 Marcombe Crescent Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3H4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	25
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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