

# \$499,000 - 3948 Marbank Drive Ne, Calgary

MLS® #A2248862

**\$499,000**

3 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Here is a cute bungalow in the wonderful community Marlborough. The owners of last 52 years have just moved on and the well cared for home is looking for its new owners. Over the years there have been many updates to the home, the kitchen, laminate floors, new carpet down stairs, fresh exterior paint and some new lighting. There are 3 bedrooms up, potentially for one down (no egress window), 2 baths, a generous living/dining room and a large rec room in the lower level. there is a nice big back yard with plenty of room to build a double garage off the alley behind the house. The property is sitting in a great spot, across the street from a large park, close to the LTR and shopping, schools and a bus stop is next door. This is a perfect first time buyers home!

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248862    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 993         |
| Acres          | 0.11        |
| Year Built     | 1972        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3948 Marbank Drive Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A3Z9                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Wood Burning                                                                       |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Back Lane, Few Trees            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
| Zoning      | R-CG              |

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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