

\$559,900 - 5240 Marlborough Place Ne, Calgary

MLS® #A2206808

\$559,900

5 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.16 Acres

Marlborough, Calgary, Alberta

Charming & Established Bungalow in
Marlborough â€” With a Basement Suite!

Welcome to this inviting bungalow in the heart of Marlborough, offering spacious living, timeless charm, and an income-generating basement suite. Situated on an elevated lot with mature landscaping, this home exudes warmth and character while providing a functional layout perfect for families or investors alike.

Inside, the main level features a bright living area, a well-appointed kitchen, and generously sized bedrooms, creating a comfortable and inviting space. Large windows bring in ample natural light, enhancing the homeâ€™s cozy appeal.

The fully developed basement boasts a separate suite with its own kitchen, spacious family room, three additional bedrooms, and a full bathroomâ€”ideal for extended family or rental income.

This home sits on a spacious lot with mature landscaping and well-maintained interiors with timeless finishes. Large windows throughout allow for plenty of natural light, creating a welcoming atmosphere. Located in an established community, it is close to parks, schools, shopping, and transit, making it a highly desirable option for homeowners and investors alike.



Whether you're looking for a comfortable family home, an investment property, or both, this Marlborough gem has it all. Donâ€™t miss outâ€”schedule your showing today!

Built in 1975

Essential Information

MLS® #	A2206808
Price	\$559,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5240 Marlborough Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Z9

Amenities

Parking Spaces	2
Parking	None

Interior

Interior Features	Separate Entrance, Storage
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.