

**5240 Marlborough Place NE
Calgary, Alberta**

MLS # A2206808



\$559,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: Electric - stove (basement) , Refrigerator (basement)

Charming & Established Bungalow in Marlborough – 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 home's cozy appeal. The fully developed basement boasts a separate suite with its own kitchen, spacious family room, three additional bedrooms, and a full bathroom—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. Don't miss out—schedule your showing today!