

# \$475,000 - 4108 Marlborough Drive Ne, Calgary

MLS® #A2248952

**\$475,000**

3 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

OPEN HOUSE SAT 30th 12 pm to 1pm & SUN August 31st 11AM - 1PM This beautifully maintained home has been completely renovated from top to bottom, featuring a brand-new kitchen, modern lighting, stylish new flooring, and fresh paint throughout the main floor. The layout is bright and inviting, perfect for both everyday living and entertaining. All three bedrooms are located in the basement, offering privacy and a quiet retreat for family or guests. The double car garage provides convenience and extra storage, while the generous lot of nearly 4,000 sqft offers ample outdoor space for recreation, gardening, or future expansion. Situated in a prime Marlborough location, this home is right across from the Marlborough Community Association, giving you easy access to recreational programs and community amenities. You're also just minutes from Marlborough Mall, schools, parks, restaurants, and all essential services, with quick access to Memorial Drive, Stoney Trail, and public transit. Ideal for first-time buyers, downsizers, or investors, this home combines modern updates, thoughtful layout, spacious lot, and an unbeatable location in one complete package.

Built in 1971

## Essential Information

MLS® #

A2248952



|                |             |
|----------------|-------------|
| Price          | \$475,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 598         |
| Acres          | 0.09        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4108 Marlborough Drive Ne |
| Subdivision | Marlborough               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 2Z5                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                             |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Electric                                                         |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low |

|              |                       |
|--------------|-----------------------|
|              | Maintenance Landscape |
| Roof         | Asphalt Shingle       |
| Construction | Vinyl Siding          |
| Foundation   | Poured Concrete       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.