\$509,900 - 46 Marbrooke Circle Ne, Calgary

MLS® #A2260291

\$509,900

4 Bedroom, 2.00 Bathroom, 1,062 sqft Residential on 0.13 Acres

Marlborough, Calgary, Alberta

open house on Sat/ Sun, 11-12th October from 10:00 Am to 01:00 Pm. Welcome to this beautiful bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows, gleaming hardwood, and tile flooring throughout. The kitchen provides a modern and functional space for everyday living. Enjoy the modern touch of a newly installed stove and dishwasher .The lower level presents a fantastic opportunity to add your personal touch. It features two additional bedrooms, a full bathroom, and a spacious rumpus roomâ€"ideal for a recreation area, home gym, or media space.

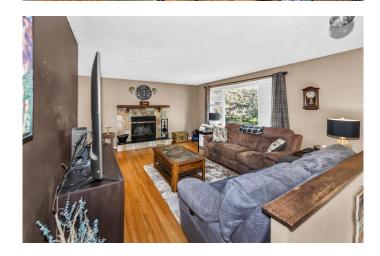
Outdoors, the property truly shines. The professionally landscaped yard boasts raised flower beds and a generous deck perfect for summer entertaining. making this yard as family-friendly as it is beautiful.

Car enthusiasts and hobbyists will fall in love with the oversized double garage. Fully heated and drywalled, it comes equipped with 220-volt power and multimedia cabling, offering ample room for a workshop, storage, and even space for an RV.

Roof replaced in 2013, new furnace installed in 2017, and hot water tank updated in 2015. Furnace has been serviced annually since installation, and ducts are cleaned every year. Home has been well-maintained with no







repairs needed â€" truly move-in ready!
Combining thoughtful updates, outdoor living, and unbeatable functionality, this home is move-in ready and full of potential for future customization. Don't miss your chance to own this standout propertyâ€"schedule your viewing today!

Built in 1968

Essential Information

MLS® # A2260291 Price \$509,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,062 Acres 0.13

Year Built 1968

Type Residential
Sub-Type Detached
Style Bi-Level

Status Active

Community Information

Address 46 Marbrooke Circle Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 2W4

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Natural Woodwork, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, 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 Garden, Lighting, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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