

# \$585,000 - 5223 Marian Road Ne, Calgary

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MLS® #A2212305

**\$585,000**

4 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.11 Acres

Marlborough, Calgary, Alberta

Welcome to this lovingly maintained bungalow – a true gem that’s ready for your family to move right in. With 3 bedrooms on the main level and 1 large bedroom downstairs (plus a second room currently used as a bedroom but not legally classified as one – also great as a home office or playroom), there's plenty of space for everyone.

Nestled on a quiet, peaceful street with long-time neighbours, this home offers the charm of an established community paired with thoughtful updates throughout. The main floor has been tastefully refreshed with new interior paint, modern kitchen countertops, updated cabinets, and sleek stainless steel appliances. Triple-pane windows on the upper level provide comfort and energy efficiency, while major upgrades like a brand new hot water tank, furnace (2015), and roof (2010) add peace of mind.

The inviting living room features a cozy corner fireplace – the perfect spot to unwind with family. A convenient side entrance with a door already in place offers easy separation between the upper and lower levels, ideal for separating the upper and lower floors.

Downstairs, you'll find a full bathroom, ample storage, a spacious recreation area for both kids and adults, and rough-in plumbing near the dry bar for future customization.



Step outside into a generous backyard that offers room to play, relax, and entertain. Youâ€™ll love the two handy storage sheds, a large RV-access gate from the paved back lane, and a heated, insulated double garage â€“ perfect for Calgary winters.

This is a home where families grow, memories are made, and comfort meets convenience. Donâ€™t miss your chance to make it yours!

Built in 1968

**Essential Information**

MLS® #	A2212305
Price	\$585,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5223 Marian Road Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2Y1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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