

# \$620,000 - 101 Marbrooke Circle Ne, Calgary

MLS® #A2223860

**\$620,000**

4 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

Marlborough, Calgary, Alberta

**\* OPEN HOUSE, SAT MAY 31ST, 12-2PM \***

Welcome to this beautifully refurbished, suited bungalow offering 4 bedrooms (3 up, 1 down + flex room), and 2 full bathrooms (1 up, 1 down) — ideal for families or savvy investors! Step inside to discover a host of recent upgrades, including new vinyl plank flooring, fresh paint throughout, upgraded appliances, freshly stained hardwood floors, updated cabinetry and hardware, modern light fixtures, and more.

The main level greets you with a bright and spacious living room featuring a large bay window that floods the space with natural light. It flows seamlessly into the dining area and white, bright kitchen with abundant storage and counter space. Three generous bedrooms and a full bathroom complete the upper floor. A separate entrance leads to the fully developed illegal basement suite, perfect for extended family or rental income. Downstairs, you'll find a large family room, designated dining area, kitchenette, 1 bedroom + flex room, a full bathroom, and access to shared laundry and storage. Enjoy your sunny, west-facing fenced backyard — ideal for entertaining, BBQs, and summer fires. The double detached garage and additional parking pad offer convenience for guests or tenants. Situated near schools, parks, shopping centres, and major roadways, this home combines comfort, functionality, and an amazing location. Book your showing today!

Built in 1969



## Essential Information

MLS® #	A2223860
Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	101 Marbrooke Circle Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2W7

## Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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