

23 Marbank Way
Calgary, Alberta

MLS # A2237390



\$639,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Shed

Welcome to 23 Marbank Way NE, an incredible opportunity to own a thoughtfully updated property in one of NE Calgary's most convenient locations! This charming and upgraded bungalow features New Windows, 4 Bedrooms, and 2 Full Bathrooms—offering an ideal layout for families, investors, or multi-generational living. The main floor has been newly renovated, showcasing stylish finishes, modern lighting, and a refreshed kitchen that's both functional and inviting. Downstairs, you'll find a LEGAL BASEMENT SUITE with a private entrance, a perfect setup for rental income or as a mortgage helper. The home sits on a large lot with a double detached garage, and the fully fenced backyard provides great space for kids, pets, or future landscaping ideas. Located close to schools, public transit, shopping, parks, and with quick access to major routes, this home offers exceptional convenience and versatility. Whether you're an investor looking for a turnkey income property or a homeowner hoping to offset your mortgage, this home delivers on value and potential. Don't miss your chance—schedule your viewing today!